INDUSTRIAL

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Industrial Realty Group, LLC

FOR LEASE

2201 Cooper Ave, Merced CA 95348



2201 Cooper Avenue

2201 Cooper Ave in Merced, CA is a 507,028-square-foot industrial manufacturing facility situated on a 42.64-acre site in the Merced submarket. Originally built in 1978, this Class B property features clear ceiling heights ranging from 19 to 37 feet, with column spacing of 30' x 63'. It includes 27 dock-high doors, 4 grade-level doors, and robust rail access with two interior rail spurs and three exterior spurs served by both Union Pacific and BNSF. The building is equipped with a wet fire sprinkler system, large evaporative coolers for climate control, and 12 KV electrical service supported by an on-site MID substation, with expansion potential.



Property Details

Total Sq. Ft.	499,827
No. of Buildings	4
Acres	43
Rail Access	1
Zoning	Light industrial
Column Spacing	64 | 64 | 64 | 64
Clear Height	15.6'–32'
Drive-In Doors	3
Car Parking	371

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