**FOR SALE** OR LEASE

**INDUSTRIAL**

150 Hawk Dr, Merced, CA 95341

## Income-Producing Industrial Opportunity with Owner-User Flexibility



EXCLUSIVELY LISTED BY

NORTHGATE

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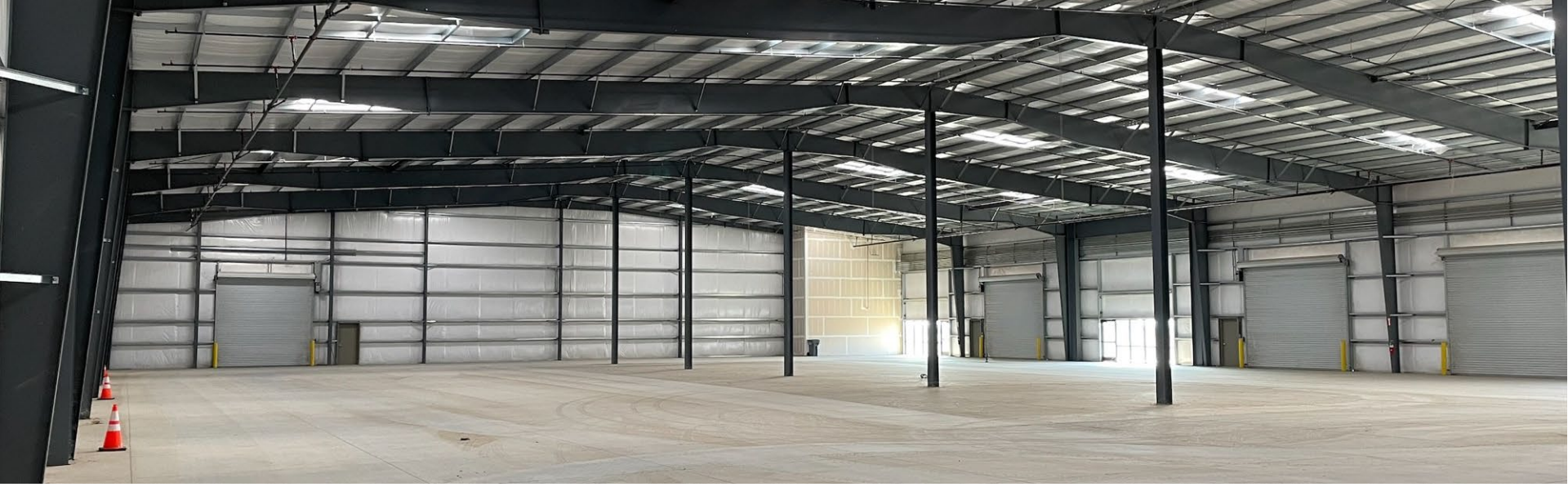


## HIGHLIGHTS

- Newly constructed warehouse, move-in ready
- Great location near Merced Regional Airport and growing industrial sector
- Excellent investment / owner-user opportunity
- Demisable: Up to 8 units, minimum 4,425 SF per unit
- Eight (8) grade level door
- One (1) dock high door
- Power: 3,600 amps @ 480 volts
- Ceiling Height: 30 ft

## PROPERTY OVERVIEW

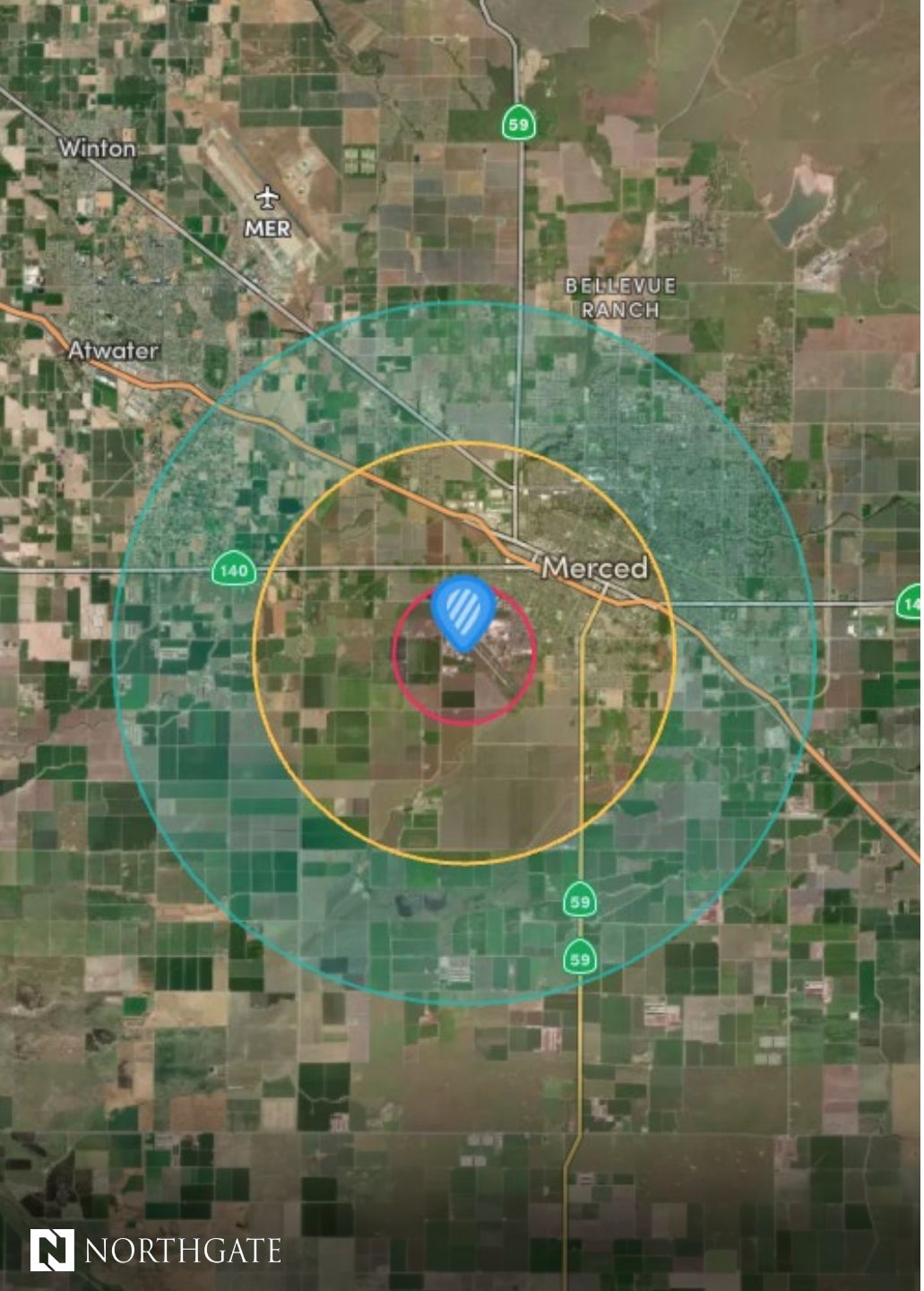
| | |
|---|---|
| ADDRESS | 150 Hawk Dr, Merced, CA 95341 |
| PROPERTY TYPE | Industrial Multi-Tenant |
| SALE TYPE | Investment or Owner-User |
| SALE PRICE | Contact Broker |
| LEASE TYPE | NNN |
| LEASE PRICE | $1.25 / SF |
| AVAILABLE SPACE | 4,425 – 22,125 SF |
| GLA | 35,400 SF |
| BUILDING SIZE | 35,400 SF |
| PARCEL SIZE | 1.86 acres |
| ZONING | Light Industrial (I-L) |
| APN | 059-430-018 |

# MARKET OVERVIEW



# AERIAL VIEW






## DEMOGRAPHICS - 2026

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 2,606 | 40,974 | 100,027 |
| Projected Population (5 Yr) | 2,708 | 42,904 | 105,393 |
| Average Age | 30 | 31 | 32 |
| Households | 662 | 12,018 | 31,227 |
| White Population | 594 | 10,413 | 32,567 |
| Black Population | 129 | 2,164 | 5,642 |
| Am Indian Population | 113 | 1,532 | 2,965 |
| Asian Population | 245 | 3,413 | 10,482 |
| Other Population | 1,626 | 25,382 | 53,736 |
| Hispanic Population | 79.28% | 74.79% | 64.55% |
| Average HH Income | $48.2k | $56.1k | $74k |
| High School Graduates | 802 | 15,190 | 44,472 |
| College Graduates | 173 | 3,946 | 14,846 |
| Total Employees | 821 | 14,293 | 37,576 |

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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