

FOR LEASE

2777 N. Hwy 59 — Bldg, 'C'

70, 902 SF Metal Bldg.

Very Competitively Priced at \$.55 /SF NNN



Building 'C' is a 70,902 SF sprinklered metal bldg. with 8 recessed truck docks **Has 3,000 AMP electrical service supplied by MID (Merced Irrigation District (MID)). For a heavy user of electricity the cost savings on the energy usage (compared to PG & E) will be greater than the rent! (see Rate Comparison Sheet)** Building is demised as follows: Main Building (110' x 501') = 55,110 SF + Large Office appendage, w/ restrooms and breakroom (24'x126') = 3,024 SF + small office / laboratory (12' x 32') = 384 SF + Sprinklered canopies 12,384 SF- . Bldg. is on 22.3 Acre parcel that has full perimeter chain link fence and 2 electronic gates for access to Hwy. 59 as well as Cooper Avenue. Property is properly zoned (I-H) for a Cannabis related business and is 'flood proofed'). Owner will consider a build-to-suit on the excess acreage. Free high speed internet NOTE Adjacent Building 'D' (98,299 SF CTU includes 2 x 12,300 SF refrigerated walk-in boxes) may also be available for lease. **NNNs are very low, \$.10+ /SF/mo.** Building 'D' a 98,239 SF CTU with 2,000 AMP electrical service can also be available.



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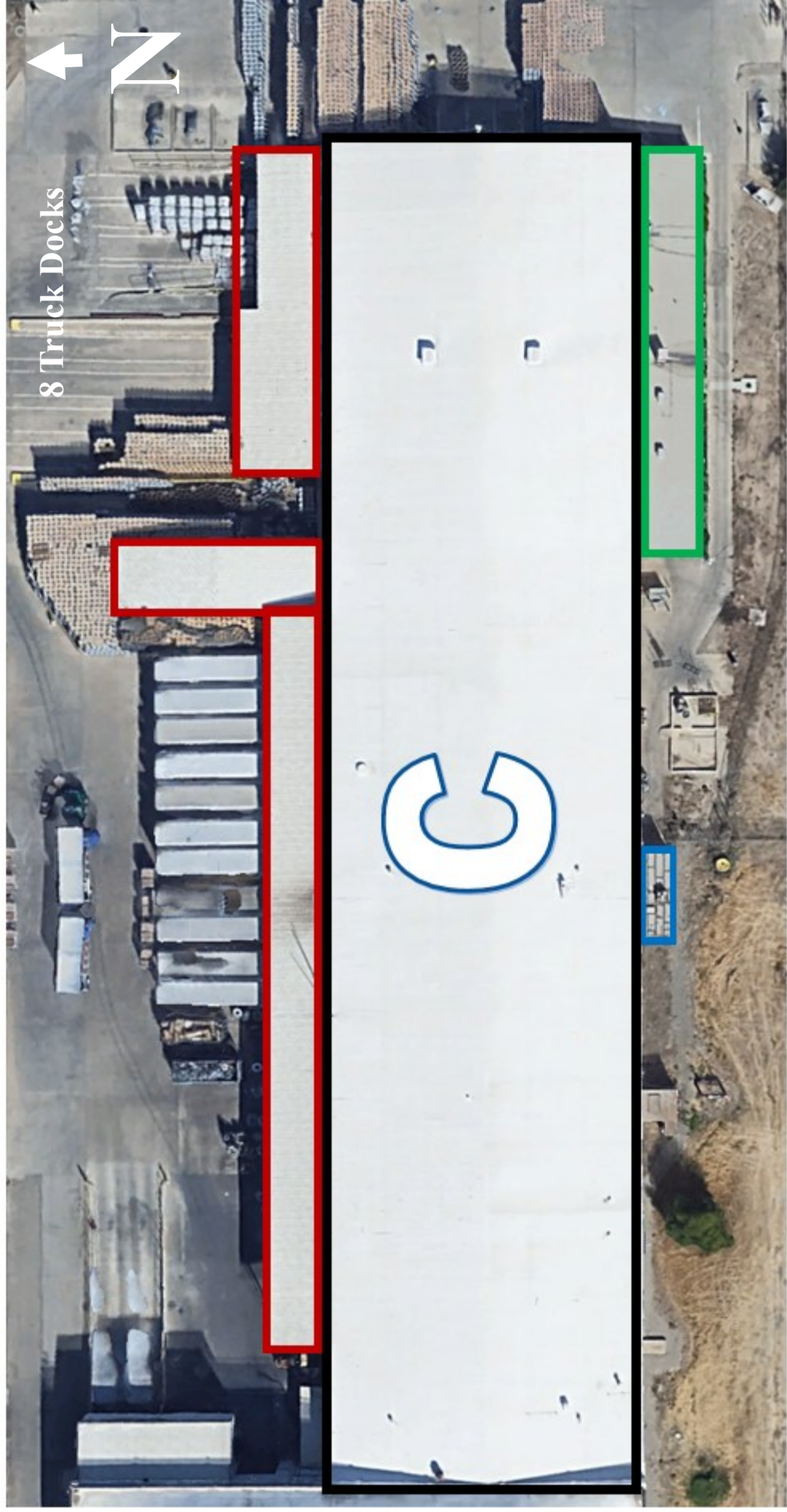
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Main Building 110' x 501' = 55,110 SF

Large office appendage 24' x 126' = 3,024 SF

Small office/Laboratory appendage 12' x 32' = 384 SF

Sprinklered canopy 12,384 SF





2777 N HWY 59 Building D

Projected Costs Analysis

MID Rate: ED-3 vs. PG&E Rate: B19-Secondary

Energy Usage Data

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
Billing Days	31	28	31	30	31	30	31	31	30	31	30	31	365
Max Demand (kW)	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00
Max Peak Demand	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00
Max Part-Peak Demand	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00
Peak	66,960.00	60,480.00	66,960.00	64,800.00	66,960.00	64,800.00	66,960.00	66,960.00	64,800.00	66,960.00	64,800.00	66,960.00	788,400
Part Peak													263,520
Off Peak													1,051,920
Super Off Peak													1,049,760
Total Usage (kWh)	133,920.00	120,960.00	133,920.00	129,600.00	133,920.00	129,600.00	133,920.00	133,920.00	129,600.00	133,920.00	129,600.00	133,920.00	1,049,760
	267,840.00	241,920.00	267,840.00	259,200.00	267,840.00	259,200.00	267,840.00	267,840.00	259,200.00	267,840.00	259,200.00	267,840.00	3,153,600

MID Rate: ED-3

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customer Charge	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00
Demand Charge	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$84,000.00
Energy Charge	\$16,159.55	\$16,402.18	\$16,159.55	\$17,573.76	\$18,159.55	\$17,573.76	\$18,159.55	\$18,159.55	\$17,573.76	\$18,159.55	\$17,573.76	\$18,159.55	\$213,814.08
Environmental Charge	\$1,090.11	\$984.61	\$1,090.11	\$1,054.94	\$1,090.11	\$1,054.94	\$1,090.11	\$1,090.11	\$1,054.94	\$1,090.11	\$1,054.94	\$1,090.11	\$12,835.15
Power Cost Adjustment	\$14,610.40	\$13,166.49	\$14,610.40	\$14,139.10	\$14,610.40	\$14,139.10	\$14,610.40	\$14,610.40	\$14,139.10	\$14,610.40	\$14,139.10	\$14,610.40	\$172,025.73
Mandated Fees Merced	\$1,035.25	\$953.33	\$1,035.25	\$1,007.95	\$1,035.25	\$1,007.95	\$1,035.25	\$1,035.25	\$1,007.95	\$1,035.25	\$1,007.95	\$1,035.25	\$14,175.87
Public Benefits Charge	\$1,190.19	\$1,066.80	\$1,190.19	\$1,149.06	\$1,190.19	\$1,149.06	\$1,190.19	\$1,190.19	\$1,149.06	\$1,190.19	\$1,149.06	\$1,190.19	\$16,160.50
Energy Commission Tax	\$80.35	\$72.58	\$80.35	\$77.76	\$80.35	\$77.76	\$80.35	\$80.35	\$77.76	\$80.35	\$77.76	\$80.35	\$946.08
Estimated Total MID Charges	\$43,705.86	\$40,245.99	\$43,705.86	\$42,552.57	\$43,705.86	\$42,552.57	\$43,705.86	\$43,705.86	\$42,552.57	\$43,705.86	\$42,552.57	\$43,705.86	\$558,317.41

PG&E Rate: B19

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customer Charge	1,875.16	1,693.70	1,875.16	1,814.67	1,875.16	1,814.67	1,875.16	1,875.16	1,814.67	1,875.16	1,814.67	1,875.16	22,076.54
Demand Charge	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	338,342.40
Maximum Peak Demand Charge	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	169,977.60
Maximum Part-Peak Charge													33,494.40
Energy Charge	35,426.53	31,998.15	35,426.53	34,283.74	35,426.53	34,283.74	35,426.53	35,426.53	34,283.74	35,426.53	34,283.74	35,426.53	473,562.14
Energy Commission Tax	80.35	72.58	80.35	77.76	80.35	77.76	80.35	80.35	77.76	80.35	77.76	80.35	946.08
Estimated Total PG&E Charges	\$67,751.64	\$64,134.03	\$67,751.64	\$66,545.77	\$67,751.64	\$66,545.77	\$67,751.64	\$67,751.64	\$66,545.77	\$67,751.64	\$66,545.77	\$67,751.64	\$1,038,401.16

Projected Savings

	PG&E B19 Rate	MID Rate	Savings	%
Dollars	\$24,045.79	\$23,989.03	\$56.76	0.23%
Percent	55%	59%	4%	7.4%

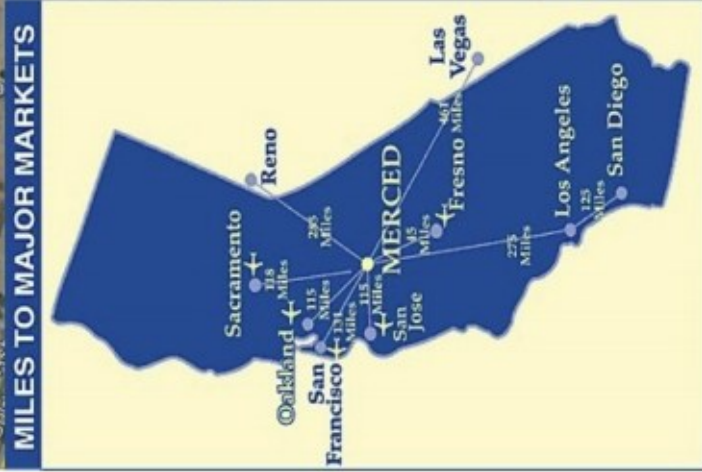
MID ED-3 Rates	Winter	Summer
Customer Charge	\$350.00	\$350.00
Demand Charge	\$10.00	\$28.00
Energy Charge	0.0676	0.0676
Mandated Fees	2.5%	2.5%
Energy Commission Tax	0.0003	0.0003
Environmental Charge	0.00407	0.00407
Power Cost Adjustment	0.054548	0.065468
Public Benefits Charge	2.85%	2.85%

PG&E B19 Rate Secondary Voltage (04/2024)		Winter	Summer
Customer Charge (Per Day)	Peak	60.48915	60.48915
	Part Peak	3.02	52.98
	Maximum	11.63	11.63
Demand Rates	Peak	39.16	39.16
	Off Peak	0.20952	0.24164
Energy Rates	Part Peak	0.19106	0.19106
	Off Peak	0.15528	0.15528
	Super Off Peak	0.0822	0.0822
Energy Commission Tax		0.0003	0.0003

Estimated Annual Savings
\$440,083.75
7.4%

Estimated Effective Rates "All-in-Costs" Yearly
Average (\$/kwh)
Merced Irrigation District \$ 0.190

Western Industrial Park - Merced



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