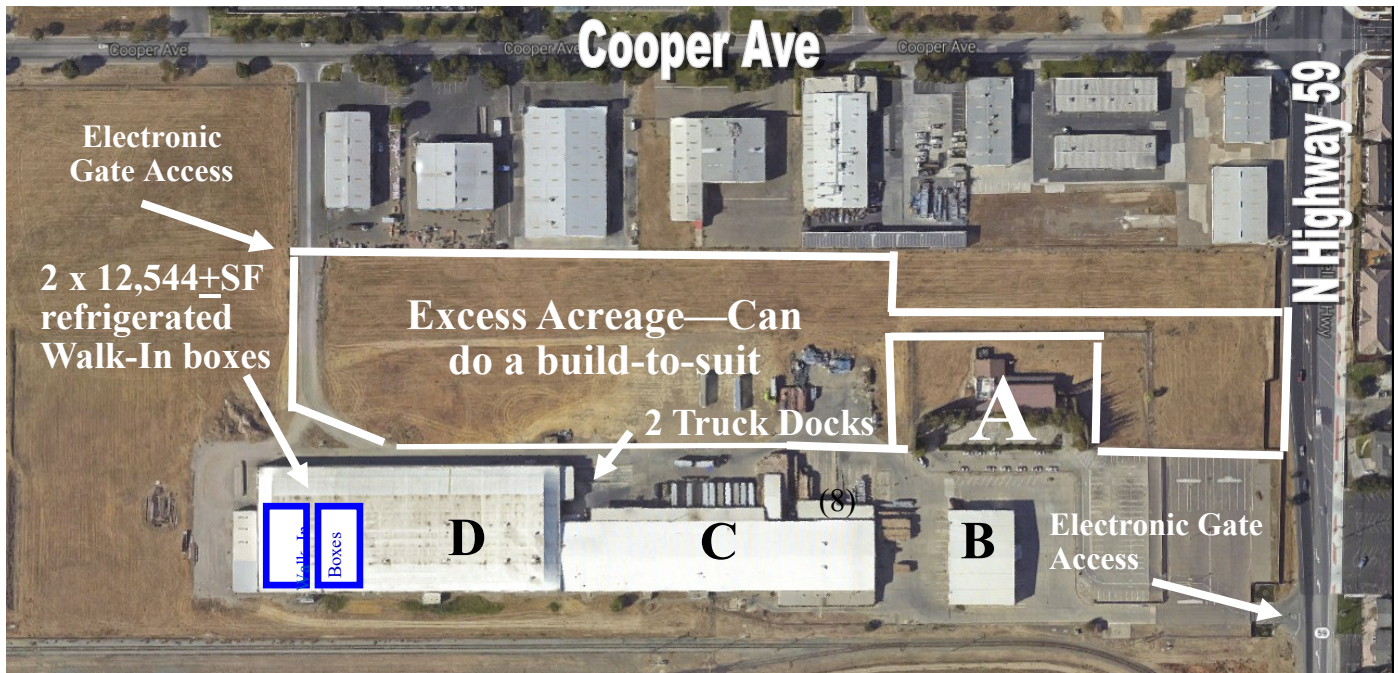


# FOR LEASE

2777 N. Hwy 59– Bldg. 'D'

98,239± SF Warehouse

(Has 25,088± SF of Refrigerated Walk-in Boxes)



Total of **98,239± SF FOR LEASE**. The Main Building. is a concrete tilt-up with 96,640± SF (201.33' x 480') that is sprinklered & rated for 'high pile' storage, has a minimum 24' clear height and 48' x 101.66' column spacing. Inside building there are 2 x 12,544± SF refrigerated walk-in boxes which can hold 40° temperature and a 2 story office (1,200±SF). There is a double recessed exterior truck dock at the northeast end of the building with a sprinklered 1,113± SF canopy over the dock. Appended to the main building are sprinklered Men's and Women's restrooms, (486± SF). *Lease rate for walk-in boxes (If leased separately) 25,088± SF x \$1.25 / SF = \$ 31,360 Gross (including electricity)*. Asking rent for entire warehouse (i.e., including the walk-in boxes) is **\$.55 / SF NNN ( + \$ .10± / SF / month NNNs = \$ .65 / SF Total)** There is a **2,000 AMP electrical panel with service provided by M.I.D. which is substantially less than PG & E rates (up to 50% cost savings - see attached rate sheet comparison)**. **Building is supplemented by a 750 KW solar system. Landlord will charge Tenant for solar provided power at 90% of MID's stated rate.** Approximately 8.27± acres of additional 'unimproved acreage' available on which Landlord can do a build-to-suit. Parcel is 22.3 acres and has full perimeter 6' high chain link fence and 2 electronic gates for access to Hwy. 59 as well as Cooper Avenue. Property is zoned I-H (Heavy Industrial) **LANDLORD CAN SUPPLY FREE HIGH SPEED INTERNET.**

**Note: Building 'C' which is adjacent to 'D' and shares a common wall is also available for lease. It has 3,000 AMP electrical provided by MID, 8 truck docks, and 3,400+ SF of office/restroom/breakroom space. This building is also fully sprinklered. Both buildings combined are 169,141 SF.**



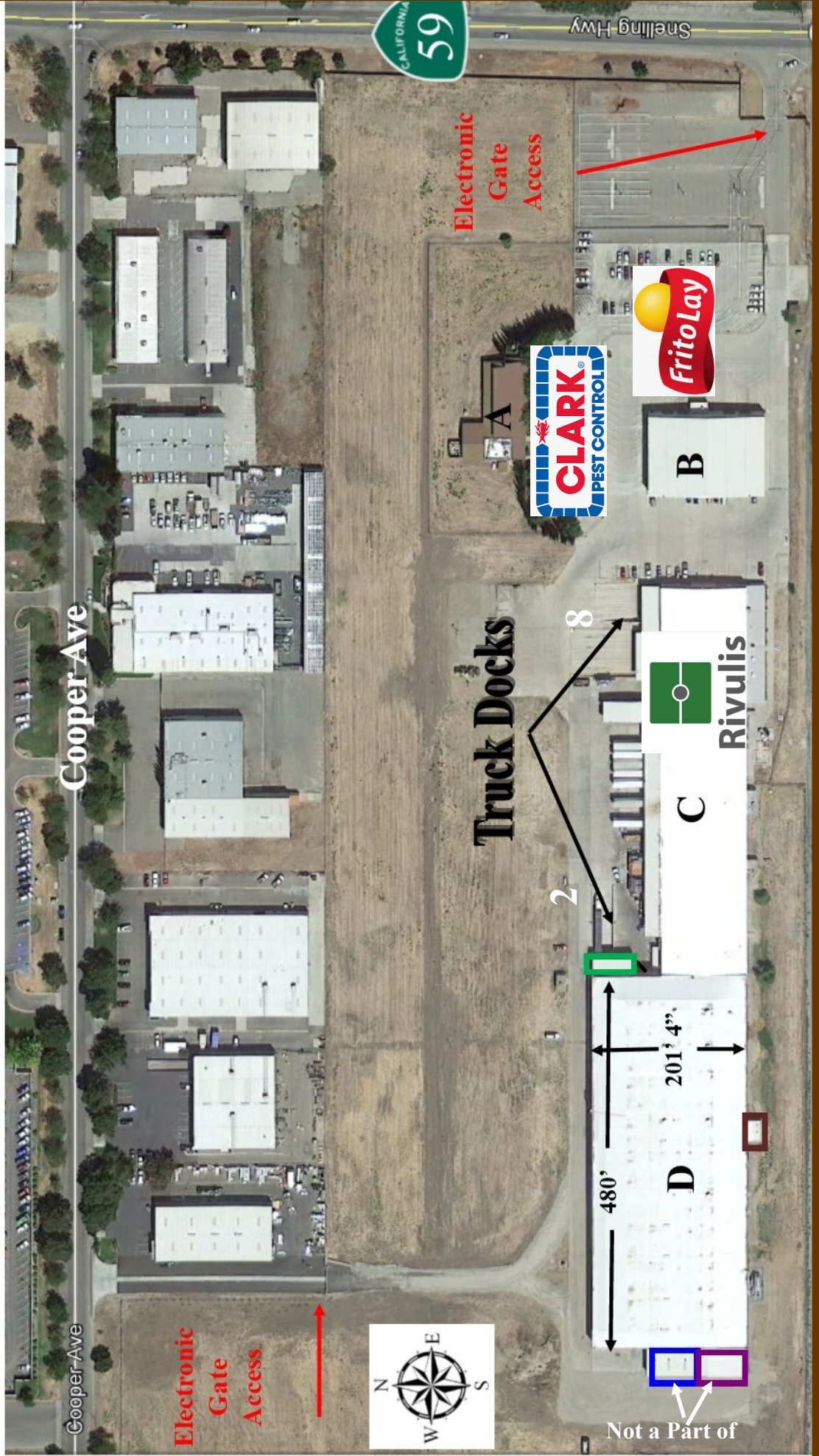
Contact: Steve Tinetti ( [STinetti@MercedRealEstate.com](mailto:STinetti@MercedRealEstate.com) )  
**TINETTI REALTY GROUP** 2930 G Street - Merced, CA 95340  
Ofc (209)-354-3838/ Fax: (209)-384-3889/ Cell (209)769-4898

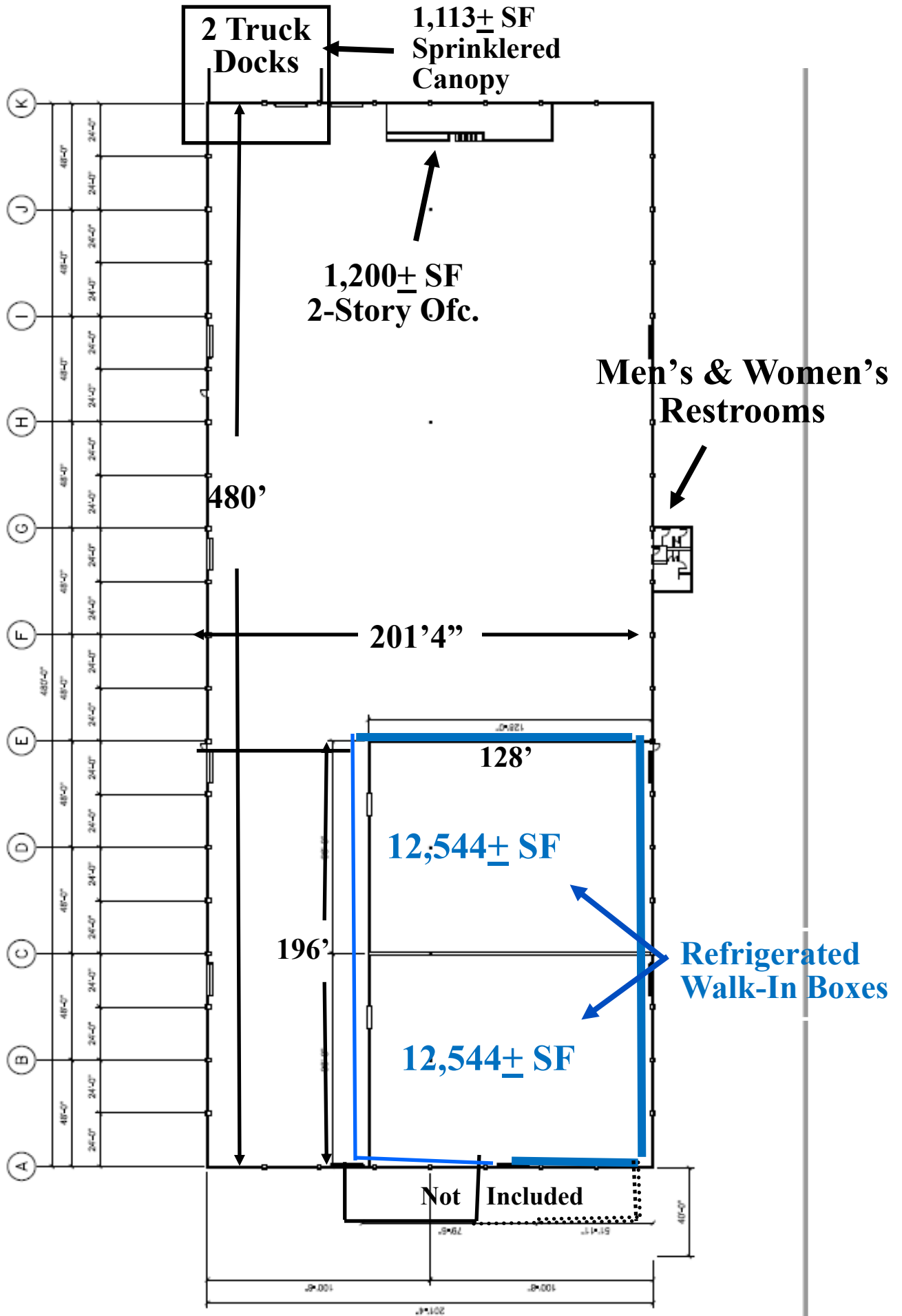
License # 00475070

[MercedRealEstate.com](http://MercedRealEstate.com)

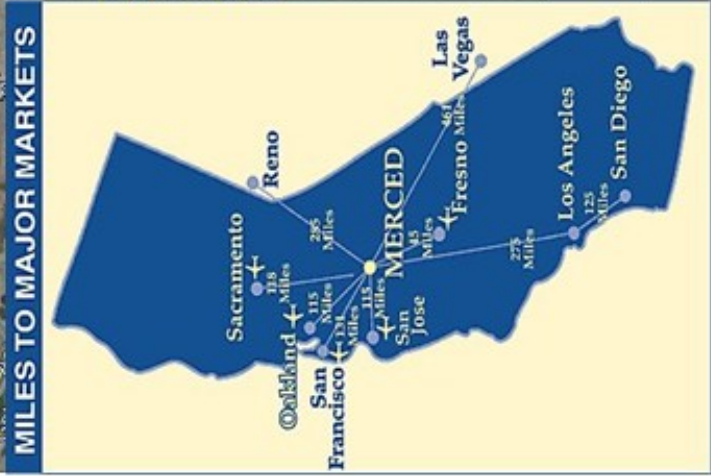
# 2777 N Hwy. 59—Bldg. 'D'

Concrete Tilt-Up	96,640± SF
Metal Bldg. Abutting west end	2,400± SF (Not A Part Of)
West End Canopy	2,840± SF (Not A Part Of)
Restrooms	486± SF
Truck Dock Canopy	1,113± SF
<b>Total Square Footage</b>	<b>103,479± SF</b>





# Western Industrial Park - Merced



**1** 789.63' x 313' =

247,154 SF

**2** 175.53 x 186.57 =

32,748 SF

**3** 33' x 456.73 =

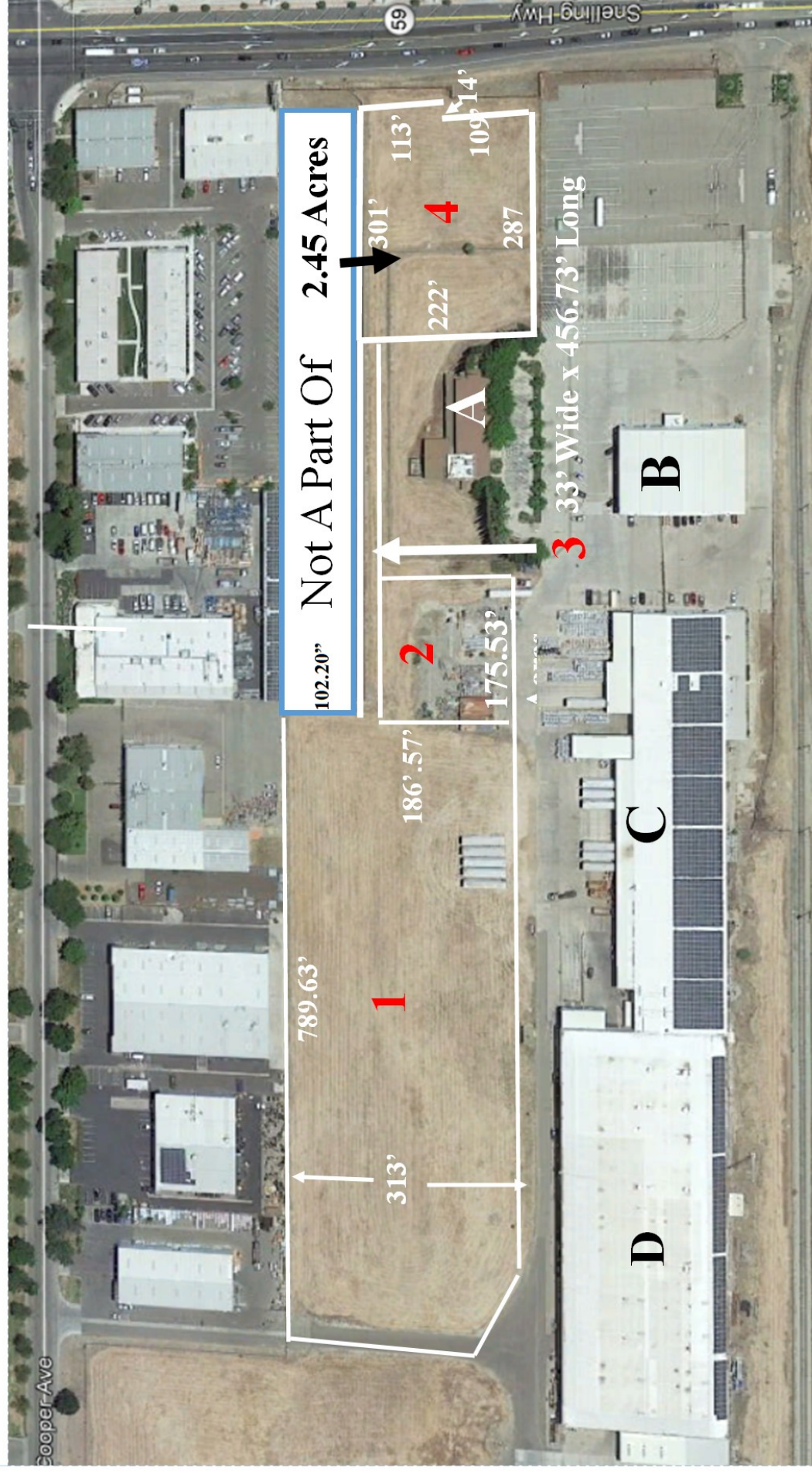
15,072 SF

**4** 287' x 222' = 63,714.00 + 1,582 SF (14' x 113') =

65,296 SF

Total Square Feet

360,270 SF / 43,560 = 8.27 Acres



## EXHIBIT B 'Excess Land'

(Measurements Are Approximated)



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	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	263,520
Off Peak	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	1,051,920
Super Off Peak	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	1,049,760
Total Usage (kWh)	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	\$18,159.55	\$16,402.16	\$18,159.55	\$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	\$181,595.55
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	\$13,156.49	\$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	\$12,175.87
Public Benefits Charge	\$1,180.19	\$1,096.80	\$1,180.19	\$1,149.06	\$1,180.19	\$1,149.06	\$1,180.19	\$1,180.19	\$1,149.06	\$1,180.19	\$1,149.06	\$1,180.19	\$14,160.40
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	\$599,317.41

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	26,195.20	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	26,092.80
Maximum Part-Peak Charge	35,426.53	31,998.15	35,426.53	34,263.74	35,426.53	34,263.74	35,426.53	35,426.53	34,263.74	35,426.53	34,263.74	35,426.53	423,562.14
Energy Charge	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
Energy Commission Tax	\$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	\$818,001.16
Estimated Total PG&E Charges	\$24,045.79	\$23,888.03	\$24,045.79	\$23,993.20	\$24,045.79	\$23,993.20	\$24,045.79	\$24,045.79	\$23,888.03	\$24,045.79	\$23,993.20	\$24,045.79	\$449,083.75
Dollars	55%	59%	55%	56%	55%	54%	55%	55%	54%	55%	54%	55%	56%
Percent	55%	59%	55%	56%	55%	54%	55%	55%	54%	55%	54%	55%	56%

Projected Savings	
Dollars	\$440,083.75
Percent	74%

Estimated Annual Savings	
Dollars	\$440,083.75
Percent	74%

PG&E B19 Rate Secondary Voltage (04/2024)		
	Winter	Summer
Customer Charge (Per Day)	60.48915	60.48915
Peak	3.02	52.98
Part Peak	30.16	11.63
Maximum	0.20952	0.24164
Peak	0.19105	0.19105
Part Peak	0.15515	0.15515
Off Peak	0.0822	0.0822
Super Off Peak	0.0023	0.0023
Energy Commission Tax	0.0023	0.0023

MID ED-3 Rates		
	Winter	Summer
Customer Charge	\$350.00	\$350.00
Demand Charge	\$10.00	\$20.00
Energy Charge	0.0678	0.0678
Mandated Fees	2.5%	2.5%
Energy Commission Tax	0.0003	0.0003
Environmental Charge	0.00407	0.00407
Power Cost Adjustment	0.054549	0.065466
Public Benefits Charge	2.85%	2.85%