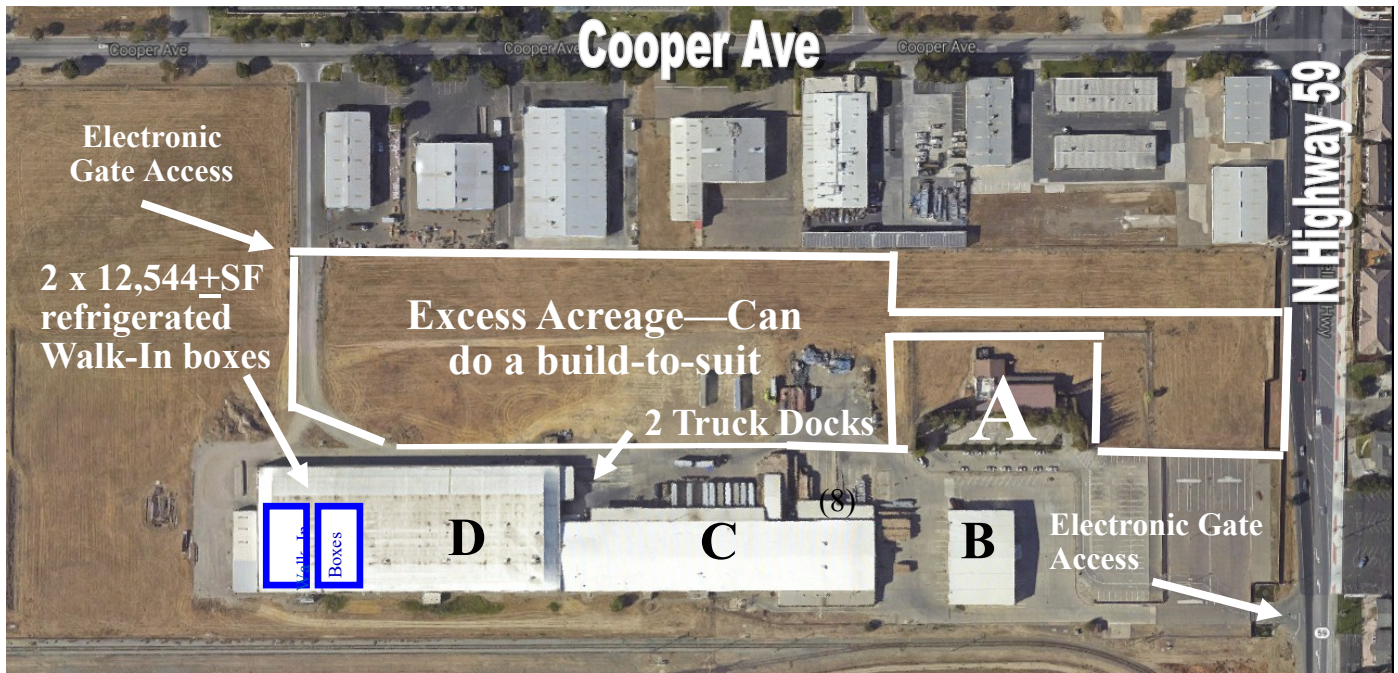


# FOR LEASE

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**



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

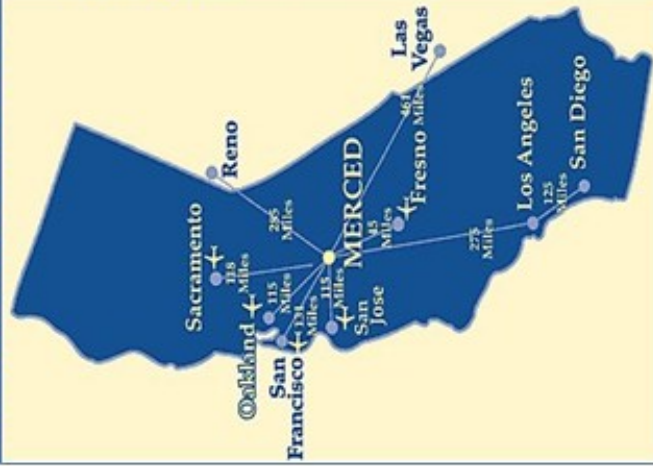




# Western Industrial Park - Merced



MILES TO MAJOR MARKETS



**1** 789.63' x 313' =

247,154 SF

**2** 175.53 x 186.57 =

32,748 SF

**3** 33' x 456.73 =

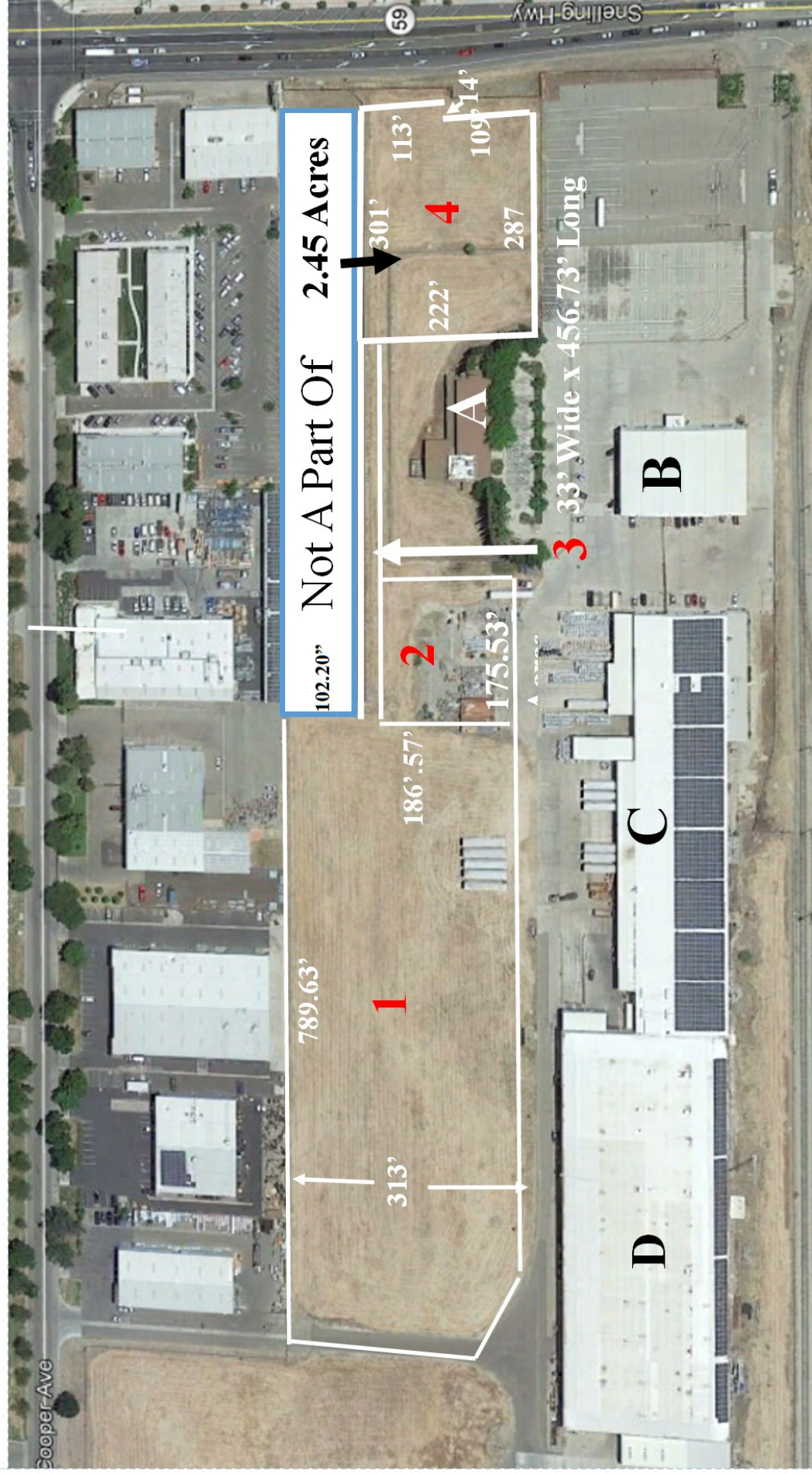
15,072 SF

**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
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	\$818,001.16

Projected Savings			
Dollars	50%	55%	74%
\$24,045.79	\$23,888.03	\$24,045.79	\$23,993.20
\$23,993.20	\$23,993.20	\$23,993.20	\$23,993.20
\$68,564.16	\$68,564.16	\$68,564.16	\$68,564.16
\$69,079.39	\$69,079.39	\$69,079.39	\$69,079.39
\$10,392.43	\$10,392.43	\$10,392.43	\$10,392.43
\$28,195.20	\$28,195.20	\$28,195.20	\$28,195.20
\$2,174.40	\$2,174.40	\$2,174.40	\$2,174.40
\$34,263.74	\$34,263.74	\$34,263.74	\$34,263.74
\$80.35	\$80.35	\$80.35	\$80.35
\$67,751.64	\$67,751.64	\$67,751.64	\$67,751.64
\$124,779.08	\$124,779.08	\$124,779.08	\$124,779.08
\$56,545.77	\$56,545.77	\$56,545.77	\$56,545.77
\$43,705.86	\$43,705.86	\$43,705.86	\$43,705.86
\$449,083.79	\$449,083.79	\$449,083.79	\$449,083.79
50%	55%	56%	74%

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%	

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	0.19106	0.19106	
Part Peak	0.15515	0.15528	
Off Peak	0.0822	0.0822	
Super Off Peak	0.0003	0.0003	
Energy Commission Tax	0.0003	0.0003	

Estimated Annual Savings  
\$440,083.75

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

Merced Irrigation District \$ 0.190