

FOR SALE

140 MACREADY DR, MERCED, CA

✓ ± 20,000 SQ FT CTU

✓ \$140 PER SQFT

✓ ± 2.81 ACRE LOT



Tinetti Realty Group
BRE# 00475070

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DESCRIPTION

Property Address	140 MacReady Drive, Merced, CA 95341
APN	059-300-069
Available Space	±20,000 SF
Grade Level Doors	6
Lot Size	±2.81 Acres
Zoning	I-L Light Industrial
Tenancy	Multiple Available
Parking	30 Stalls
Price	\$2,800,000
Price Per SF	\$140

Concrete Tilt Up Building 20,000 SF split into 3 units (approx. 6,667 SF Each).

Current Tenancy is short term. Ideal for owner user or new investor owner to lease each suite at market rates of \$0.75 psf per month NNN.

Prime Industrial Real Estate at entrance to Merced Regional Airport.

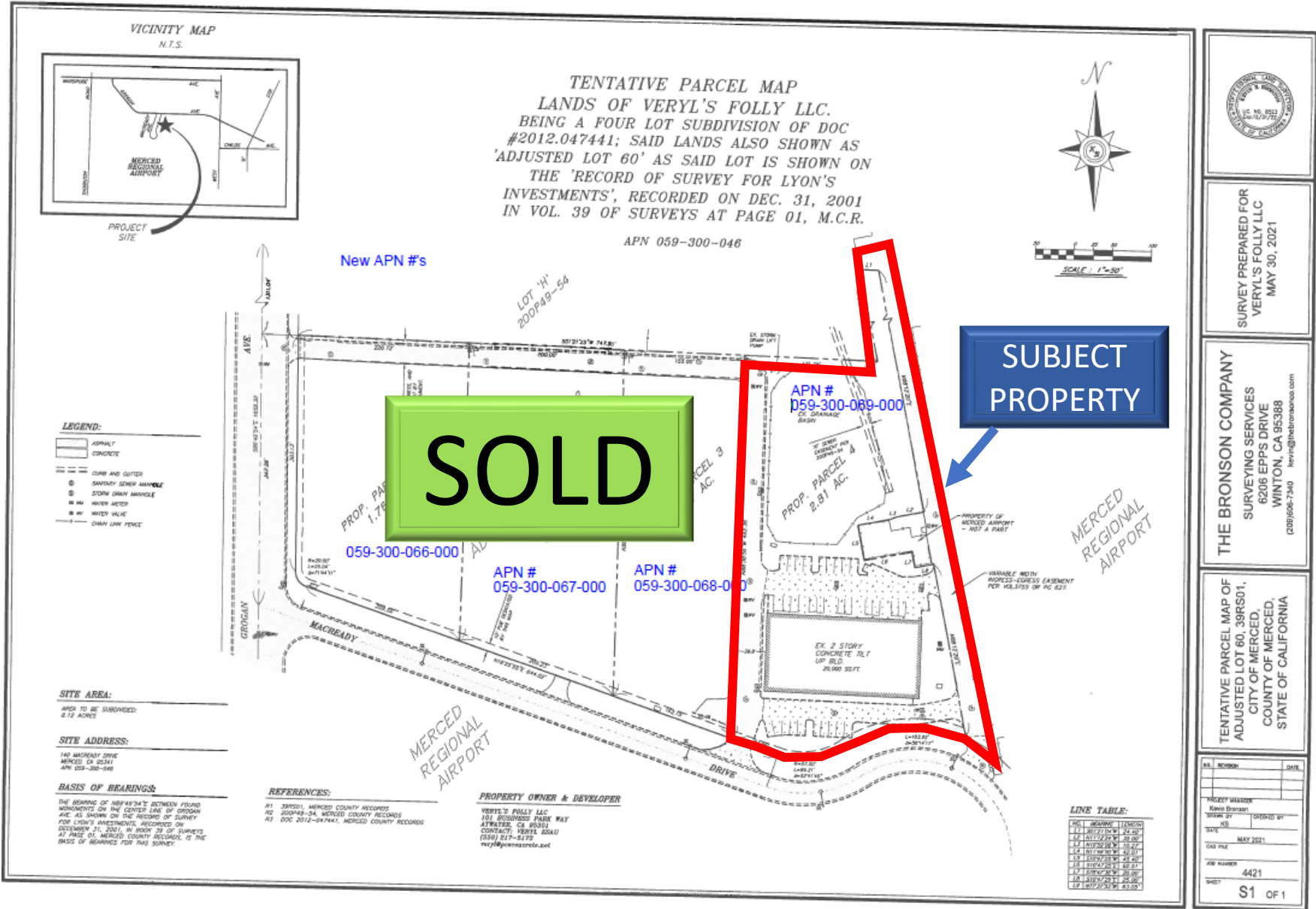


AIRPORT RENDERING

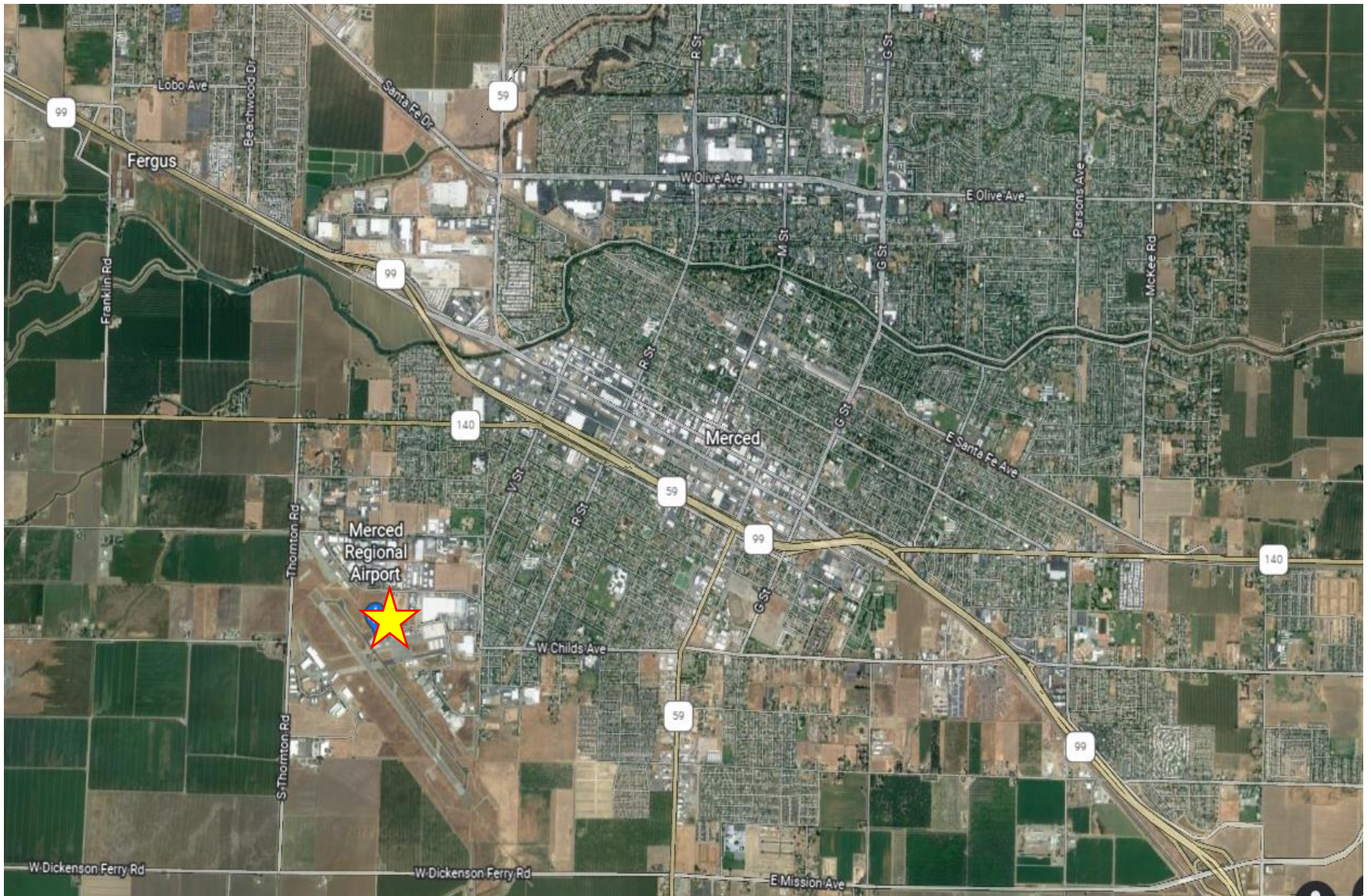


Currently under construction, the new Merced Regional Airport Terminal is a \$17 Million dollar project that will ensure continued growth for air travel.

EXISTING SITE PLAN



AERIAL



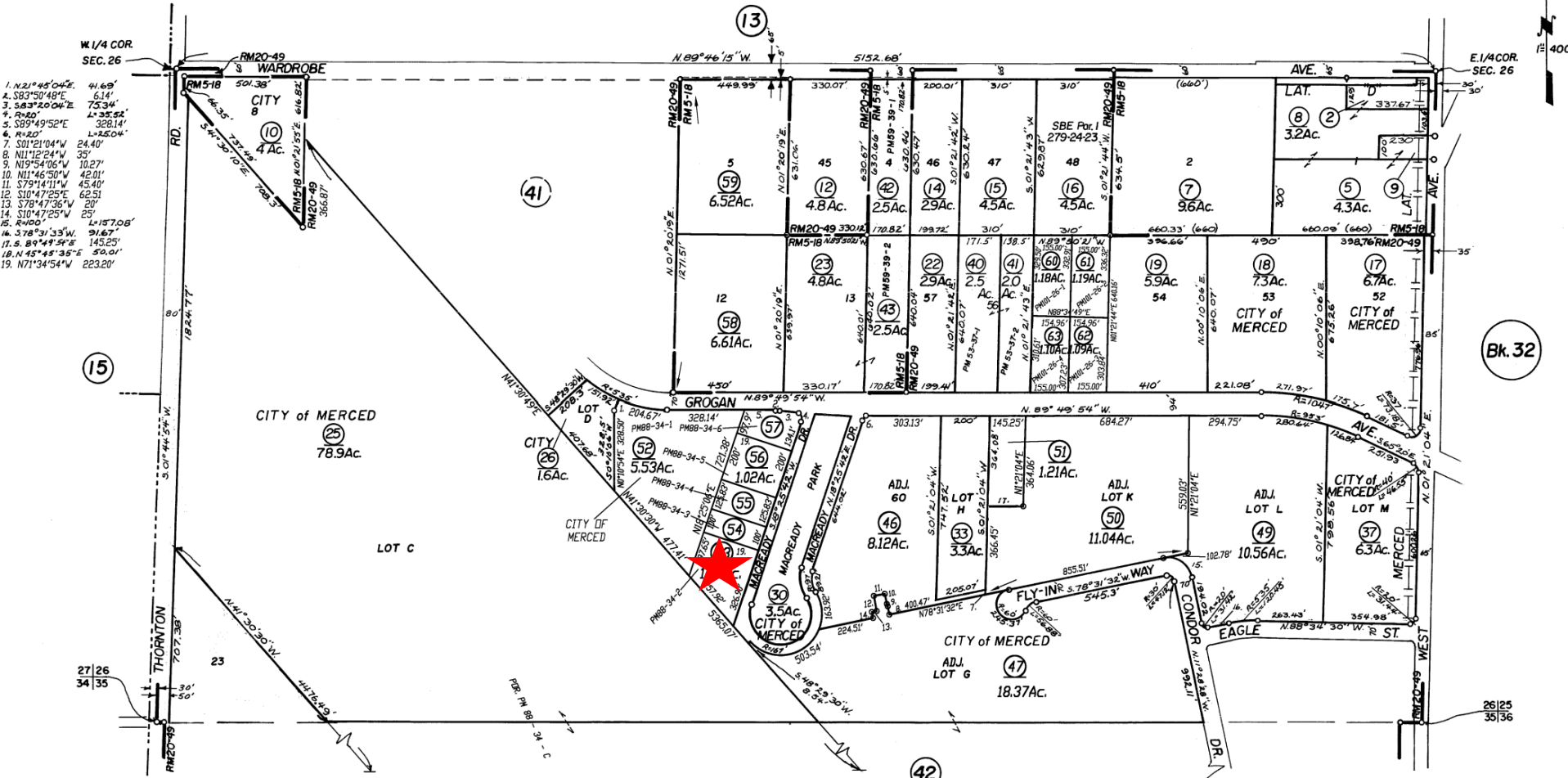
PARCEL MAP

S 1/2 SEC. 26, T.7S., R.13E., M.D.B.&M.

Tax Rate Area 5-00
5-136
005-149

59-30

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Grogan's Merced Tract No. 2, R.M. Vol. 5, Pg. 18
Merced Airport Industrial Park, R.M. Vol. 20, Pg. 49

Assessor's Map Bk. 59-Pg. 30
County of Merced, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1973

DRAWN 1-73
REVISED 10-01
12-28-05



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