

FOR LEASE

2777 N. Hwy 59 — Bldg, 'C'

70, 902 SF Metal Bldg.

Very Competitively Priced at UNDER \$.52 /SF NNN



70,902 SF sprinklered metal bldg. with 8 recessed truck docks. **FOR LEASE FOR \$36,358 / MONTH NNN** (The NNNs are around \$.10 \pm /SF/mo. **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 off set some, if not all, of 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 zoned I-H (Heavy Industrial) and is in a flood zone but has been 'flood proofed'. Owner will consider a build-to-suit on the excess 8+ acres. 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. Has 2,000 AMP electrical service + 750 KWH solar system that Landlord will provide at 90% of MID's stated rate.



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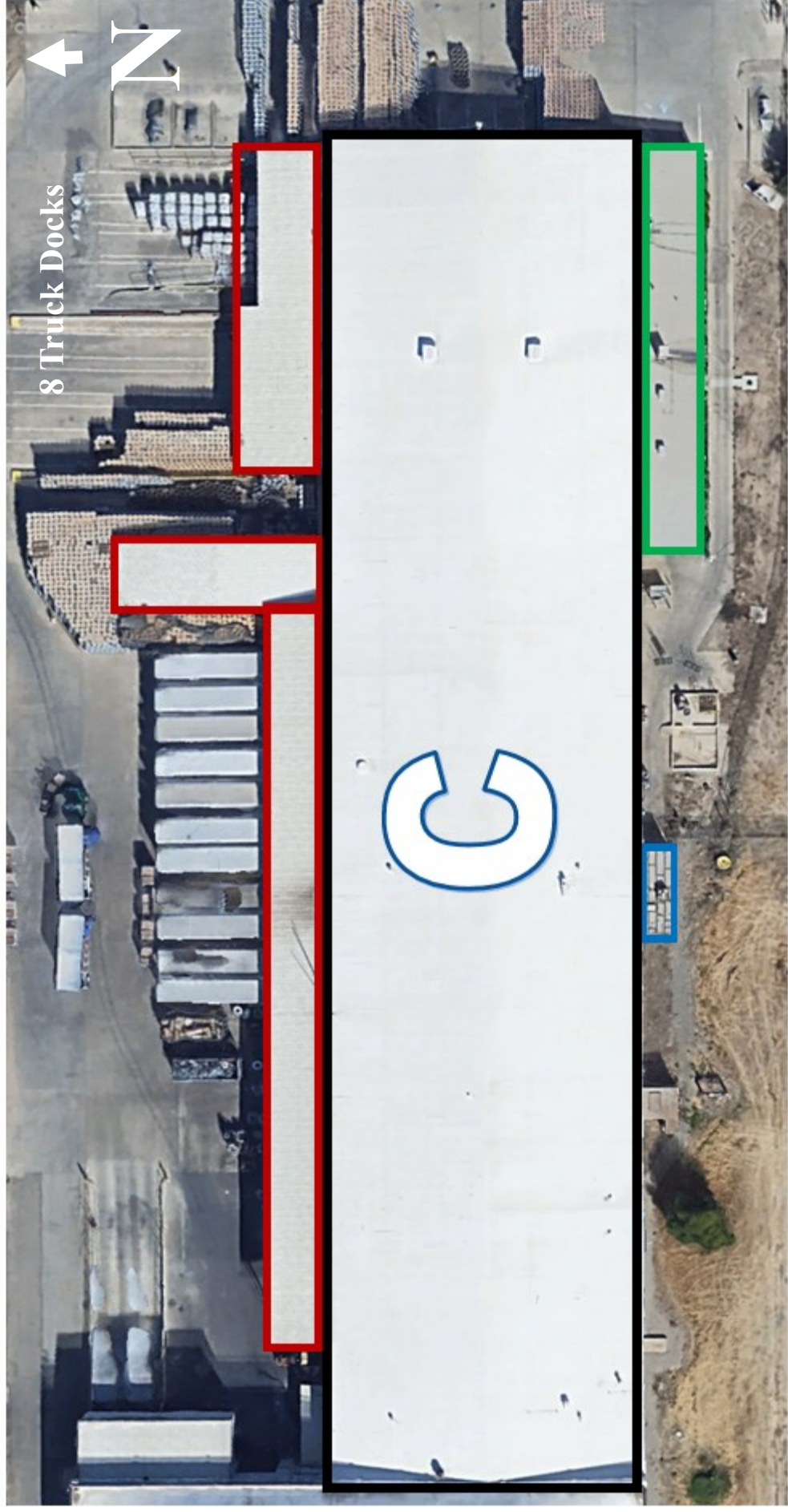
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Main Building 110' x 501' = 55,110 SF

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
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
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
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
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
Part Peak												
Off 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
Super 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
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
MID Rate: ED-3												
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
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
Energy Charge	\$18,159.55	\$16,402.18	\$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
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
Power Cost Adjustment	\$14,610.40	\$13,196.49	\$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
Mandated Fees Merced	\$1,035.25	\$953.33	\$1,035.25	\$1,007.95	\$1,035.25	\$1,331.95	\$1,359.25	\$1,359.25	\$1,331.95	\$1,359.25	\$1,007.95	\$1,035.25
Public Benefits Charge	\$1,190.19	\$1,066.80	\$1,190.19	\$1,149.06	\$1,149.06	\$1,518.42	\$1,549.55	\$1,549.55	\$1,518.42	\$1,549.55	\$1,149.06	\$1,180.19
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
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
PG&E Rate: B19												
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
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
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
Maximum Part-Peak Charge												
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
Environmental 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
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
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

Projected Savings

Dollars	\$24,045.79	\$23,898.03	\$24,045.79	\$23,993.20	\$10,392.43	\$68,564.16	\$69,079.39	\$69,079.39	\$68,564.16	\$10,392.43	\$23,993.20	\$24,045.79
Percent	55%	59%	55%	56%	18%	122%	120%	120%	122%	18%	56%	55%

MID ED-3 Rates	Winter	Summer
Customer Charge	\$350.00	\$350.00
Demand Charge	\$10.00	\$28.00
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	0.054548	0.054548
Public Benefits Charge	2.85%	2.85%

PG&E B19 Rate Secondary Voltage (04/2024)			
Customer Charge (Per Day)		Winter	Summer
Demand Rates	Peak	60.48915	60.48915
	Part Peak	3.02	52.98
	Maximum	11.63	11.63
Energy Rates	Peak	39.16	39.16
	Part Peak	0.20952	0.24164
	Off Peak	0.15515	0.19106
	Super Off Peak	0.0822	0.15528
Energy Commission Tax		0.0003	0.0003

Estimated Annual Savings	
\$440,083.75	74%

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

Western Industrial Park - Merced



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