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+/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 $(110' \times 501') = 55,110 \text{ SF} + \text{Large Office appendage, w/ restrooms and breakroom} (24' \times 126') =$ $3,024 \text{ SF} + \text{small office} / \text{laboratory} (12' \times 32') = 384 \text{ SF} + \text{Sprinklered canopies} 12,384 \text{ SF}$. 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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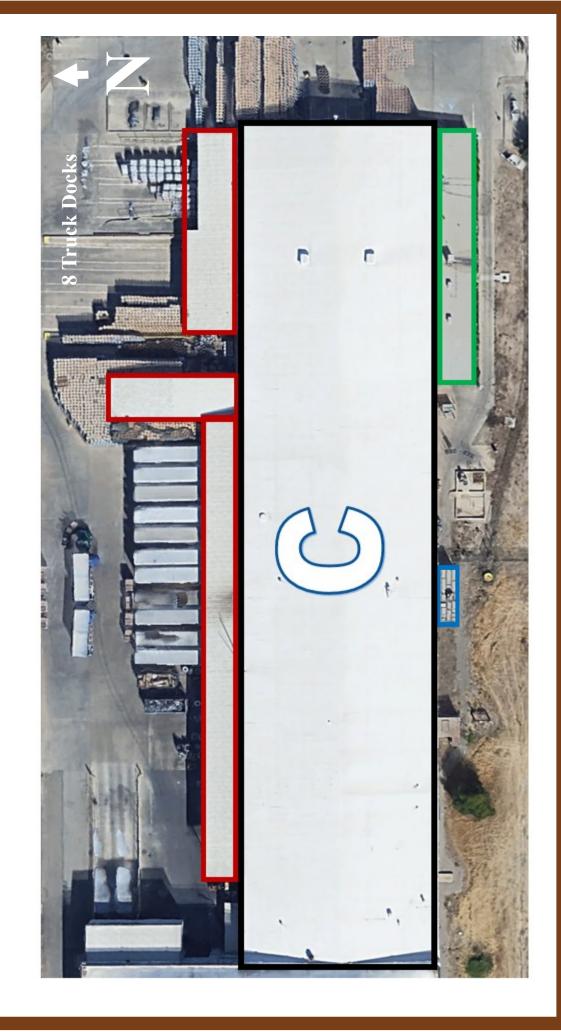
2777 N. Hwy 59- Bldg. 'C'

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

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This column	Energy Usage Data													
Table Tabl		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	
This color	Billing Days	31	28	31	30	31	30	31	31	30	31	30	31	365
720.00 720.00<	Aax 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 7	Aax 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	
Head	Aax 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	
133220.00 1332	Seak	00.096,39	60,480.00	00.096,99	64,800.00	00.096,99	64,800.00	66,960.00	66,960.00	64,800.00	00.096,99	64,800.00	00.096,99	788,400
Columbia	art Peak					•	64,800.00	66,960.00	00.096,99	64,800.00	,			263,520
133,900,0 133,920,0 133,	Off Peak	00.096,99	60,480.00	00.096,99	64,800.00	00.096,99	129,600.00	133,920.00	133,920.00	129,600.00	66,960.00	64,800.00	00.096,99	1.051,920
Perform	Super Off Peak	133,920.00	120,960.00	133,920.00	129,600.00	133,920.00					133,920.00	129,600.00	133,920.00	1.049.760
Peb	otal 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
Santon Feb	MID Rate: ED-3													
\$550.00 \$7.200.0		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov		
\$7,200.00 \$7,2	ustomer 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
\$16,159.55 \$16,402.18 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,573.76 \$18,159.55 \$17,590.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$18,159.49 \$17,990.11 \$17,990.19	emand Charge	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$20,160.00	\$20,160.00	\$20,160.00	\$20,160.00	\$20,160.00	\$20,160.00	\$7,200.00	\$7.200.00	\$164.160.00
\$1,090.11 \$894.61 \$1,090.11 \$1,054.94 \$1,090.11 \$1,054.94 \$1,090.11 \$1,054.94 \$1,090.11 \$1,054.94 \$1,090.11 \$1,054.94 \$1,090.11 \$1,054.94 \$1,090.11 \$1,054.94 \$1,090.11 \$1,054.94 \$1,090.11 \$1,054.94 \$1,090.11 \$1,090.1	nergy 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	\$213,814.08
\$14,610.40 \$13,196.49 \$14,610.40 \$14,139.10 \$14,610.40 \$14,139.10 \$14,610.40 \$14,139.10 \$14,610.40 \$14,139.10 \$14,610.40 \$14,139.10 \$14,610.40 \$14,139.10 \$14,610.40 \$14,139.10 \$14,610.40 \$14,139.10 \$14,610.40 \$14,139.10 \$14,610.40 \$14,139.10 \$14,610.40 \$14,610.40 \$14,139.10 \$14,610.40	nvironmental 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
\$1,035.25 \$853.33 \$1,035.25 \$1,037.95 \$1,339.25 \$1,331.95 \$1,339.25 \$1,331.95 \$1,339.25 \$1,331.95 \$1,339.25 \$1,331.95 \$1,339.25 \$1,331.95 \$1,339.25 \$1,331.95 \$1,339.25 \$1,331.95 \$1,339.25 \$1,331.95 \$1,339.25 \$1,331.95 \$1,339.25 \$1,331.9	ower 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	\$172,025.73
\$1,180.19 \$1,066.80 \$1,180.19 \$1,149.06 \$1,549.55 \$1,518.42 \$1,549.55 \$1,549	landated Fees Merced	\$1,035.25	\$953.33	\$1,035.25	\$1,007.95	\$1,359.25	\$1,331.95	\$1,359.25	\$1,359.25	\$1,331.95	\$1,359.25	\$1,007.95	\$1,035.25	\$14,175.87
\$90.35 \$17.56 \$80.35 \$77.77 \$80.35 \$77.77 \$8	ublic Benefits Charge	\$1,180.19	\$1,086.80	\$1,180.19	\$1,149.06	\$1,549.55	\$1,518.42	\$1,549.55	\$1,549.55	\$1,518.42	\$1,549.55	\$1,149.06	\$1,180.19	\$16,160.50
Jan Feb Mar Apr May Jul Aug Sep 7,359.22 \$56,205.83 \$57,359.22 \$56,205.83 \$57,359.22 \$43,705.86 <t< th=""><th>nergy Commission Tax</th><th>\$80.35</th><th>\$72.58</th><th>\$80.35</th><th>\$77.76</th><th>\$80.35</th><th>\$77.76</th><th>\$80.35</th><th>\$80.35</th><th>\$77.76</th><th>\$80.35</th><th>\$77.76</th><th>\$80.35</th><th>\$946.08</th></t<>	nergy 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
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Total 1,875.16 1,875.17 1,875.17 1,875.18 1,875.17	stimated Total MID Charges	\$43,705.86	\$40,245.99	\$43,705.86	\$42,552.57	\$57,359.22	\$56,205.93	\$57,359.22	\$57,359.22	\$56,205.93	\$57,359.22	\$42,552.57	\$43,705.86	\$598,317.41
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Total 1,875.16 1,893.70 1,875.16 1,814.67 1,875.16 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,875.16 1,814.67 1,875.16 1,875.16 1,814.67 1,875.16 1,875.16 1,875.16 1,875.16 1,875.16 1,875.16 1,875.16 1,875.16 1,814.67 1,875.16 1,875.17 1,875.16 1,875.16 1,875.16	G&E Rate: B19													
1,875.16 1,693.70 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,814.67 1,875.16 1,875.17 1,875.16 1,875.17 1,875.16 1,875.17 1,8	200000	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov		
28.195.20 21.74.40 2.174.40 2	Sustomer 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	5.16	22,078.54
2,174.40 2,174.40 2,174.40 2,174.40 38,145.60 38,145.60 38,145.60 2,174.40	emand 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
35,426.53 31,998.15 35,426.53 34,283.74 35,426.53 49,768.69 49,768.69 49,768.69 48,163.25 35,426.53 34,283.74 35,426.53 49,768.69 49,768.69 48,163.25 35,426.53 34,283.74 35,426.53 80.35 77.76 80.35 77.76 80.35 77.76 80.35	laximum Peak Demand Charge	2,174.40	2.174.40	2,174.40	2,174.40	2,174.40	38,145.60	38,145.60	38,145.60	38,145.60	2,174.40	2,174.40	2,174.40	169,977.60
35,426.53 31,998.15 35,426.53 34,283.74 35,426.53 48,163.25 49,768.69 49,768.69 48,163.25 35,426.53 34,283.74 35,426.53 80.35 77.76 80.35 77.76 80.35 77.76 80.35 77.76 80.35 77.76 80.35	laximum Part-Peak Charge						8,373.60	8,373.60	8,373.60	8,373.60		1		33,494.40
80.35 72.56 80.35 77.76 80.35 77.76 80.35 77.76 80.35 77.76 80.35 77.76 80.35 77.76 80.35 77.76 80.35	nergy Charge	35,426.53	31.998.15	35,426.53	34,283.74	35,426.53	48,163.25	49,768.69	49,768.69	48,163.25	35,426.53	34,283.74	35,426.53	473,562.14
\$65,751.64 \$64,134.03 \$67,751.64 \$66,545.77 \$67,751.64 \$124,770.08 \$126,438.61 \$126,438.61 \$124,770.08 \$67,751.64 \$66,545.77 \$67,751.64	nergy Commision Tax	80.35	72.58	80.35	77.76	80.35	77.76	80.35	80.35	77.76	80.35	97.77	80.35	946.08
	stimated Total PG&E Charges	\$67,751.64	\$64,134.03	\$67,751.64	\$66,545.77	\$67,751.64	\$124,770.08	\$126,438.61	\$126,438.61	\$124,770.08	\$67,751.64	\$66,545.77	\$67,751.64	\$1,038,401.16
	Projected Savings													
rojected Savings														

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 Commision Tax	0.0003	0.0003
Environmental Charge	0.00407	0.00407
Power Cost Adjustment	0.054549	0.065468
Public Benefits Charge	2.85%	2.85%

PG&E B19 Rate Secondary Voltage (04/2024)	ige (04/2024)	Winter	Sur	Summer
Customer Charge (Per Day)		60.48915	915	60.48915
	Peak		3.02	52.98
Demand Rates	Part Peak			11.63
	Maximum	ř	39.16	39.16
	Peak	0.20	0.20952	0.24164
Energy Rates	Part Peak			0.19106
68	Off Peak	0.15	0.15515	0.15528
	Super Off Peak	0.0	0.0822	
Energy Commission Tax		0.0	0.0003	0.0003

avings	74%
Estimated Annual Savings	\$440,083.75

\$440,083.75

\$24,045.79

\$10,392.43

\$69,079.39

\$69,079.39

\$68,564.16

\$10,392.43

\$23,993.20 56%

\$24,045.79

\$23,888.03 59%

\$24,045.79 55%

Dollars Percent

\$68,564.16

\$23,993.20 56%

Western Industrial Park - Merced

