

FOR LEASE
20 Cents per sq ft

463 N. Arboleda Dr
Merced, CA

±10,000 Sq Ft

±10,000 Sq Ft

OUTDOOR GROUND FOR LEASE



Tinetti Realty Group
BRE# 00475070

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PROPERTY DESCRIPTION

Property Address	463 N Arboleda Dr, Merced, CA 95340
Available Ground	±20,000 Sq Ft
Zoning	M-1
Tenancy	Multiple or Single
Lease Rate	\$4,000.00 per mo.
Lease Rate per SF	\$0.20 per sf per mo.
Term	Negotiable

20,000 sq ft of fenced in land available for lease at only 20 cents per sq ft. The dimensions are approximately 170' by 120' and divided into 2 equal sections of approximately 10,000 sq ft each. Conveniently located at the intersection of Arboleda Drive and Hwy 140 just east of the City of Merced and quick access to Freeway 99 at Mission Ave Campus Parkway interchange. Great place for a secure area to store equipment, storage bins or large containers.

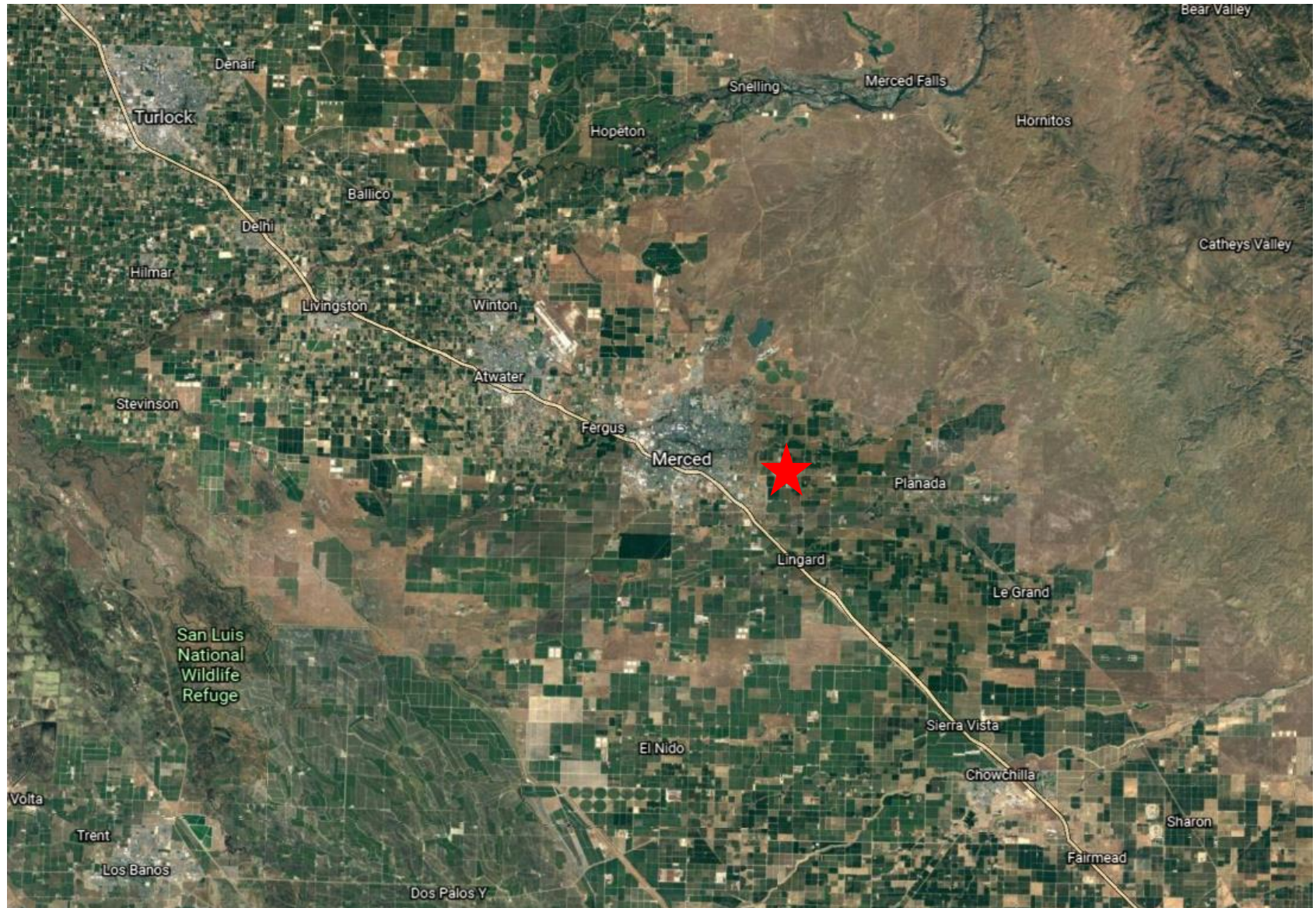
- Newly graded gravel surface
- Newly separately fenced and gated
- Surveillance system being installed
- New automatic gate access
- High wattage led lighting throughout entire property
- Merced county site plan approval for outdoor storage of equipment and clean building materials



AERIAL



REGIONAL MAP



MAIN ARTERIAL ACCESS ROADS





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