



Warehouse
Building
6,760 SF

4520 E Hwy 140
Merced, CA 95340

**FOR LEASE \$0.49
PER SF NNN**

AVAILABLE FOR LEASE



Tinetti Realty Group
BRE#00475070

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PROPERTY DESCRIPTION

Property Address 4520 E Hwy 140, Merced, CA 95340

APN 061-031-011

Building 1 Square Footage ±6,760

Previous Use Ag Museum & Storage

Lot Size 2.8 Acres

Zoning M-1

Tenancy Multiple

Parking Ample

Lease Rate **\$3,300.00 NNN**
\$0.49 per SF per Mo

NNN Currently \$0.08 per SF per Mo.

Term Negotiable

Ideal for Agricultural Related Business or personal / equipment storage, recreational vehicles etc.

Tenant shall be responsible for utilities.

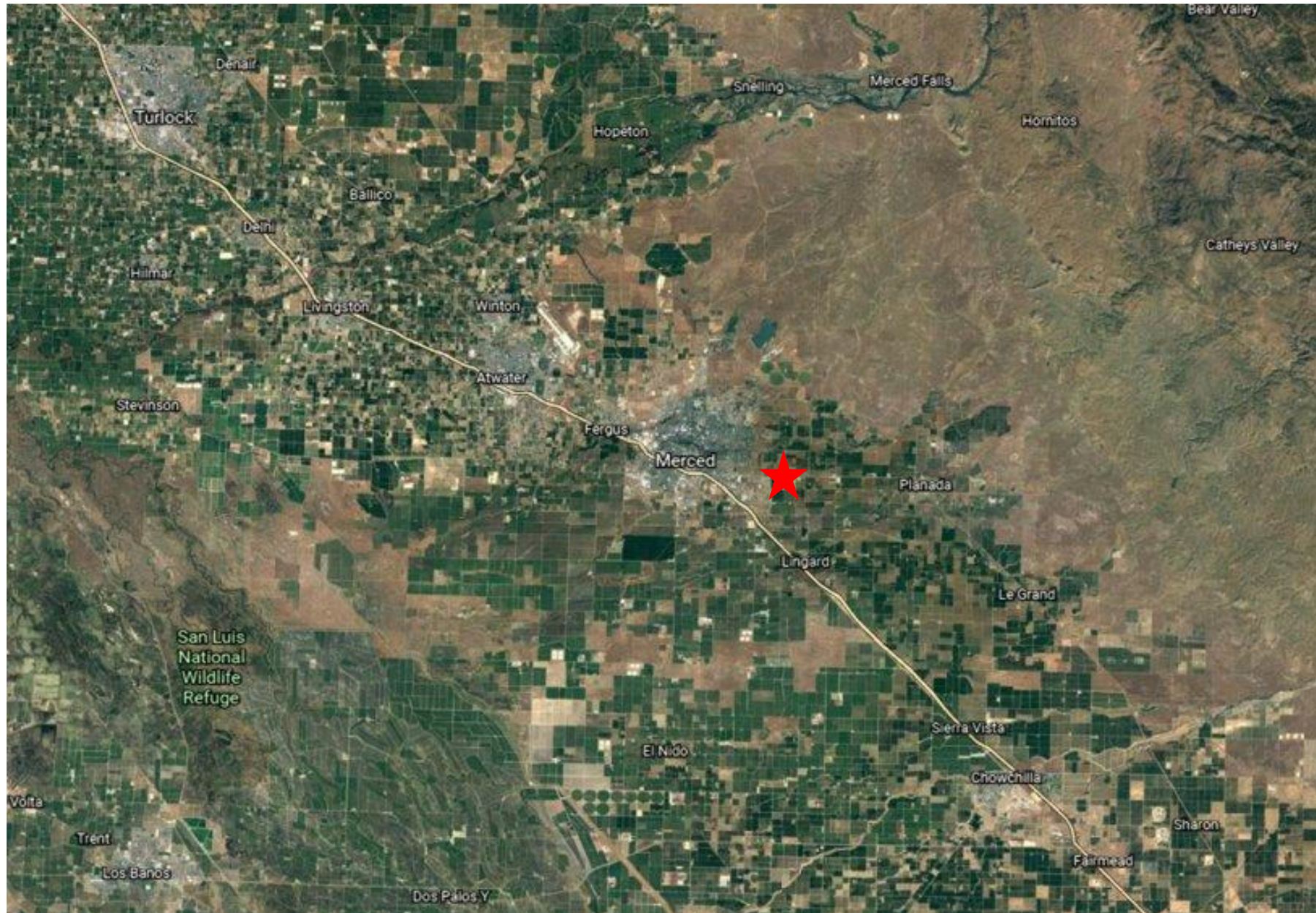
Great location on State Highway 140 & Immediate Hwy 99 access.



AERIAL



REGIONAL MAP



BUILDING SKETCHES



PHOTOS





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