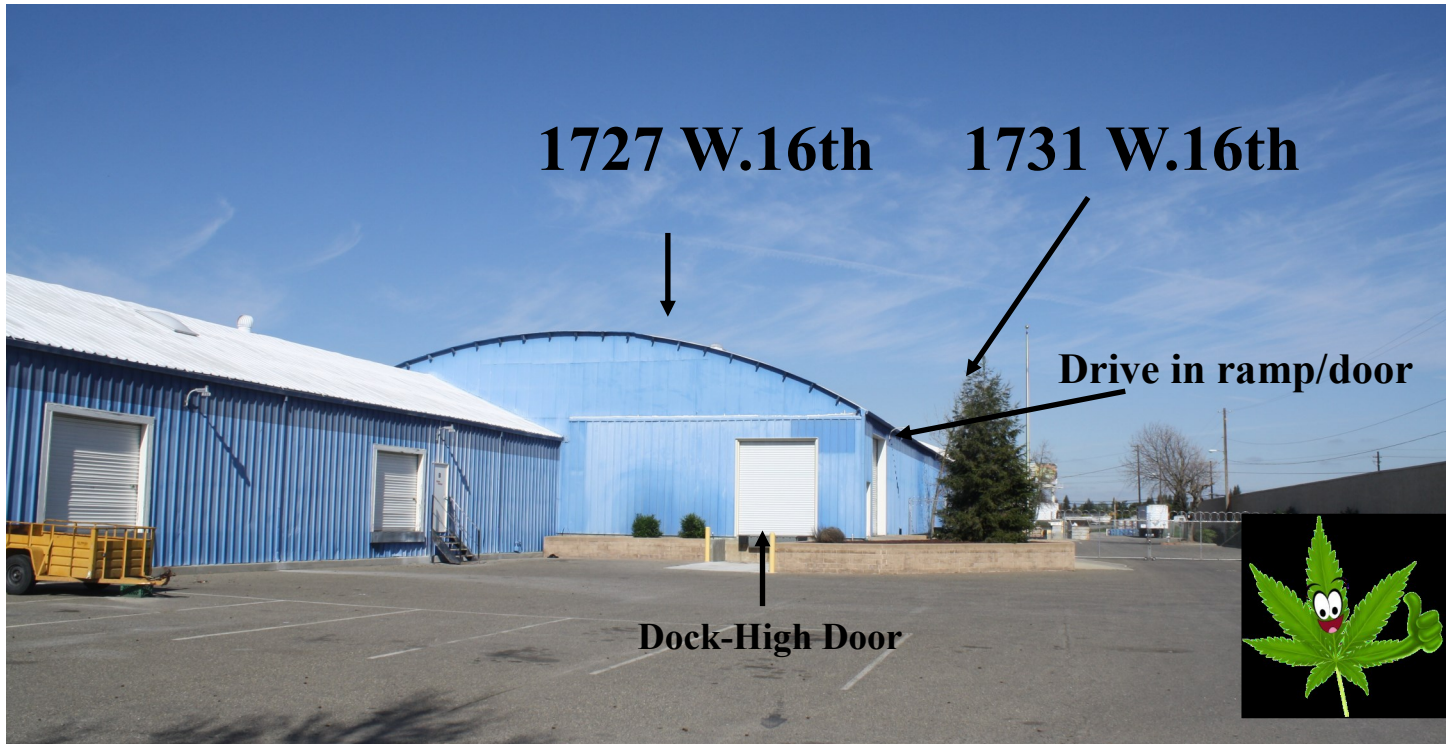


FOR LEASE - 2 Non-Contiguous Spaces
In a 45,176 SF Building - **Zoned I-L**
1727-1731 W. 16th Street, Merced, CA
(Close proximity to Hwy. 59 & 99)



This 45,176± SF multi-tenanted warehouse building on 3± acre parcel (Zoned I-L LIGHT INDUSTRIAL) has 2 non-contiguous spaces available for lease **1727 W. 16th Street is 12,000 SF (i.e., 80' x 150')** and is built on a concrete dock with a dock door and a drive-in ramp for vehicle and equipment access. Space has an ADA compliant RR but no office however Landlord may consider a build-to-suit. Asking **\$6,000 / month (\$.50/SF) Industrial Gross.** **1731 W. 16th** is a 20,950± SF space with about 2,000± SF of offices, 800± SF refrigerated walk-in box, 3,000± SF of grade level shop and the balance is dock high fully insulated warehouse with 3-drive in ramps and an exterior truck dock. Space has its own fully fenced yard area as well. Asking **\$12,570 / month (\$.60/SF) Industrial Gross.** **Property is potentially eligible for cannabis related businesses (Interested party should verify usage with the City of Merced's - Planning Dept.).**

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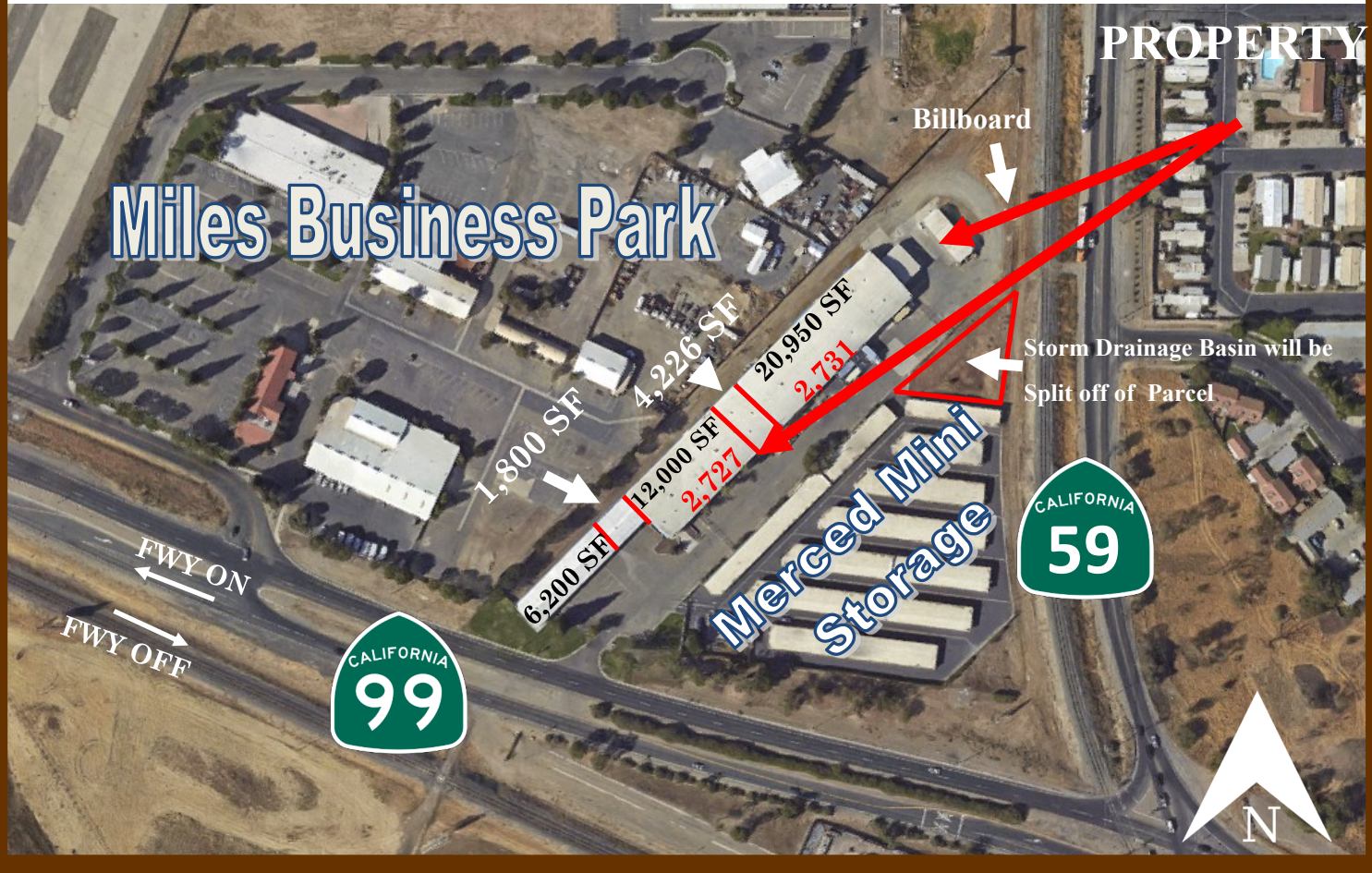
2930 G Street, Merced, CA 95340

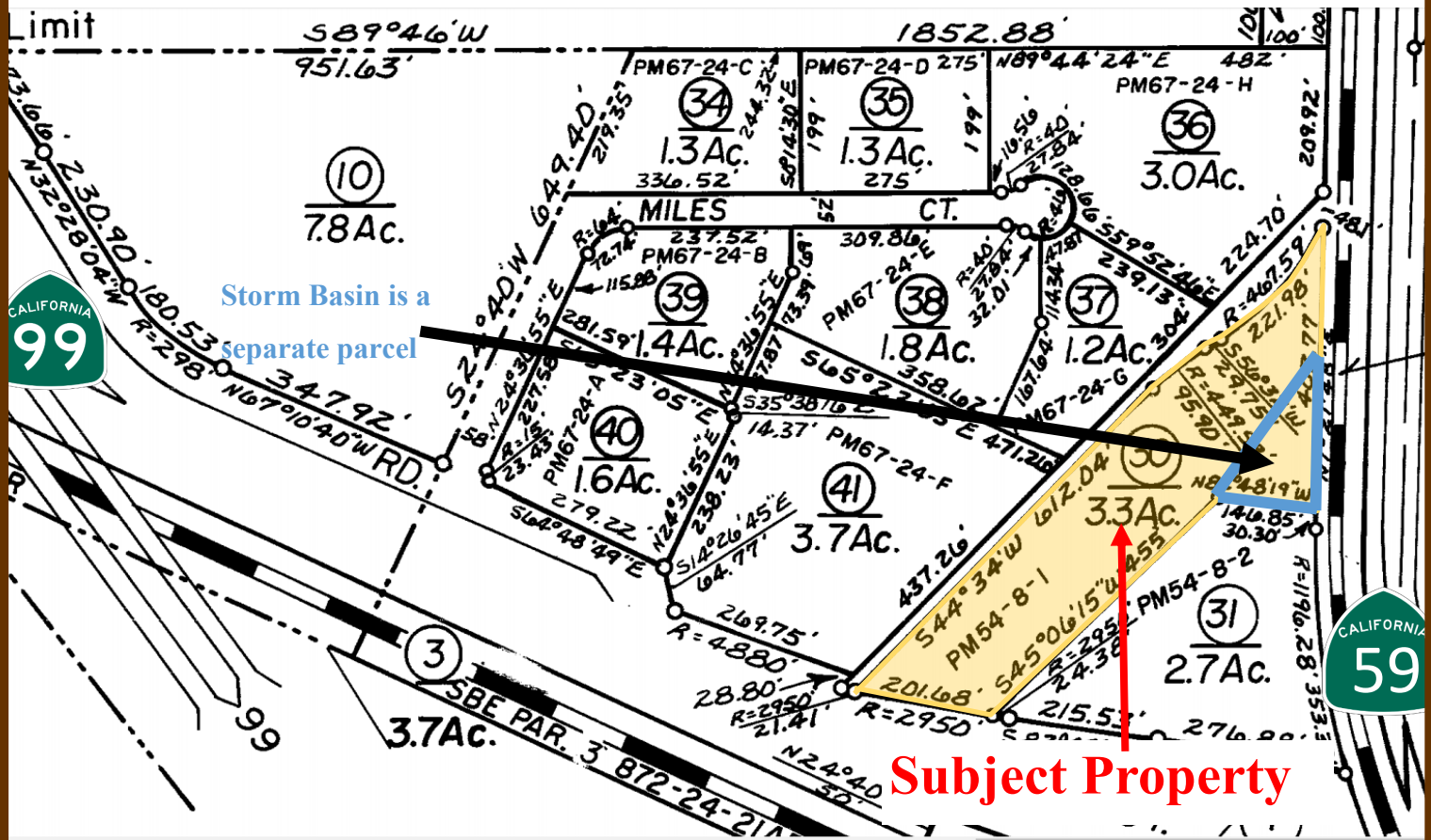
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1731 W 16th Street



Western Industrial Park





Subject Property

MILES TO MAJOR MARKETS



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