

2 Warehouse
Buildings
Total of
11,760 SF &
Large Yard

4520 E Hwy 140
Merced, CA 95340

FOR LEASE
\$0.42 PER
SF NNN

LEASED

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 Square Footage ±5,000 & 6,760

Previous Use Ag Museum & Storage

Lot Size 2.8 Acres

Zoning M-1

Tenancy Multiple or Single

Parking Ample

Lease Rate **6,760sf: \$2,700.00 NNN**
\$0.40 per sf per mo. NNN
5,000sf: \$2,250.00 NNN
\$0.45 per sf per mo. NNN

Or Lease both buildings for \$0.42 NNN

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.



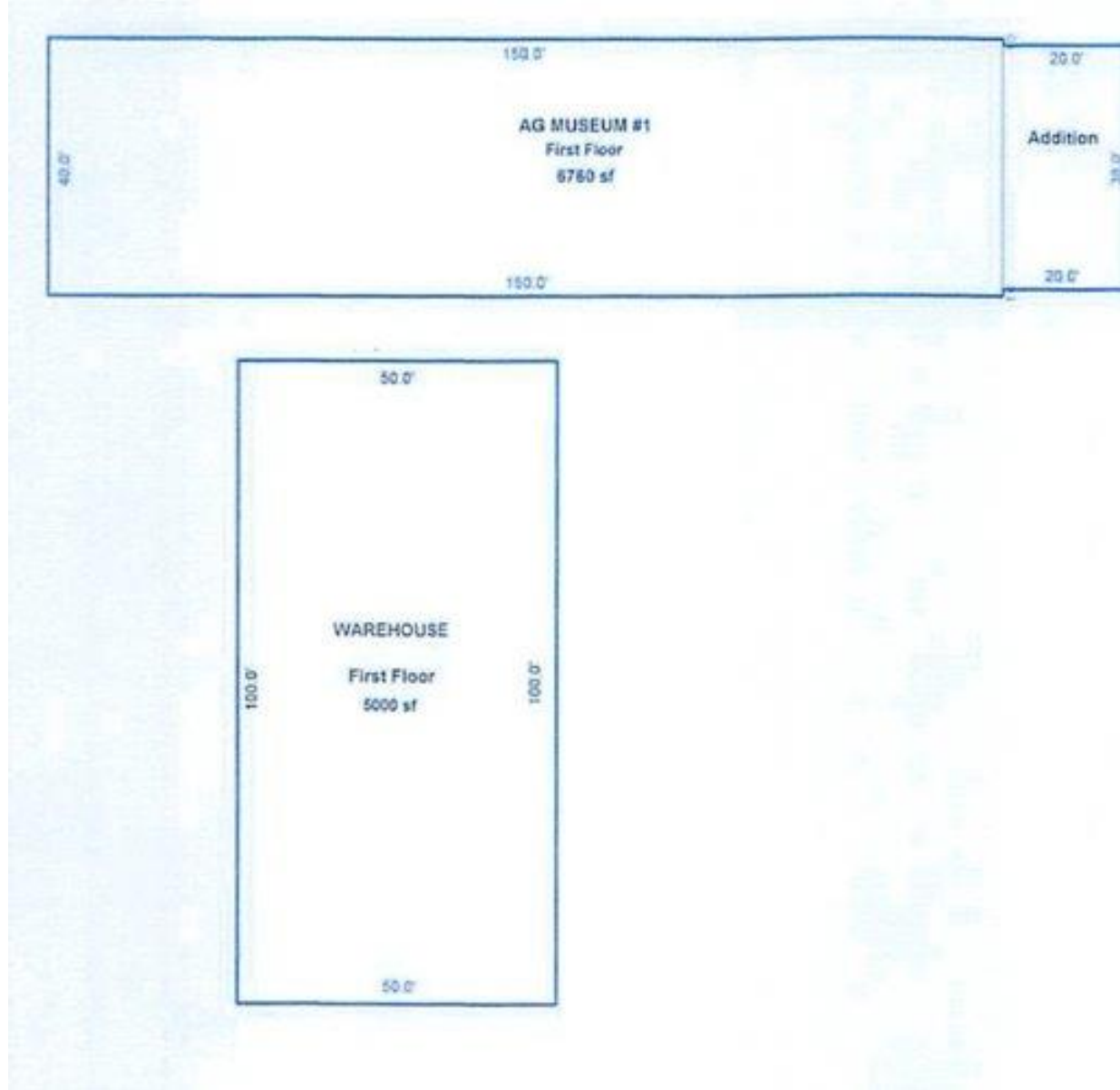
AERIAL



REGIONAL MAP



BUILDING SKETCHES



PHOTOS





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