

**95 MACREADY DR  
MERCED, CA**

**NEW LISTING**

- **±11,000 SQ FT**
- **\$127.27 PER SQFT**
- **±1.34 ACRE LOT**



**Single Tenant Net Leased  
Investment 5.25% CAP Rate**



**Jacob Morgner**  
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## PROPERTY DESCRIPTION

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**Property Address** 95 Macready Dr, Merced CA 95341

**APN** 059-300-053

**Square Footage** ±11,000

**Lot size** ±1.34 acres

**Year Built** Approx. 1980

**Parking** 11 stalls plus ample street parking

**Zoning** I-L Light Industrial

**Price** **\$1,400,000**

**Price per SF** **\$127.27**

**CAP Rate** 5.25%

**Tenancy** Single Tenant

**NOI** \$73,500

**Term Remaining** 1 yr 9 mos

**Renewal Option** 5 year

95 Macready Drive has been home to FedEx since 1993. Approximately 10% of the building has offices and restrooms and the remainder is open warehouse space. Excellent location at entrance to Merced Regional Airport.



# AERIAL PHOTO



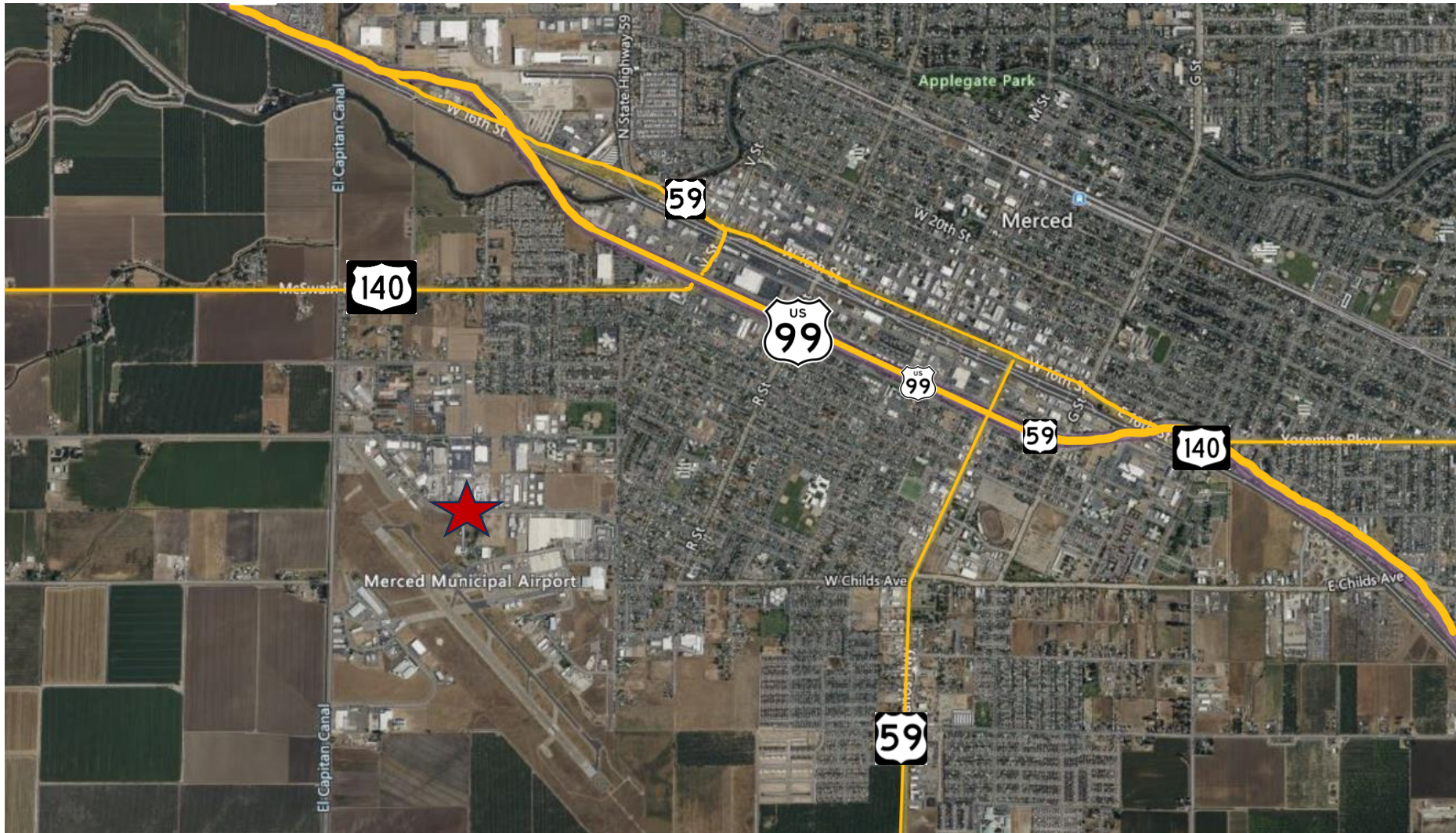
## AIRPORT RENDERING

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Currently under construction, the new Merced Regional Airport Terminal is a \$17 Million dollar project that will ensure continued growth for air travel.

# HWY AERIAL MAP



# ASSESSOR MAP

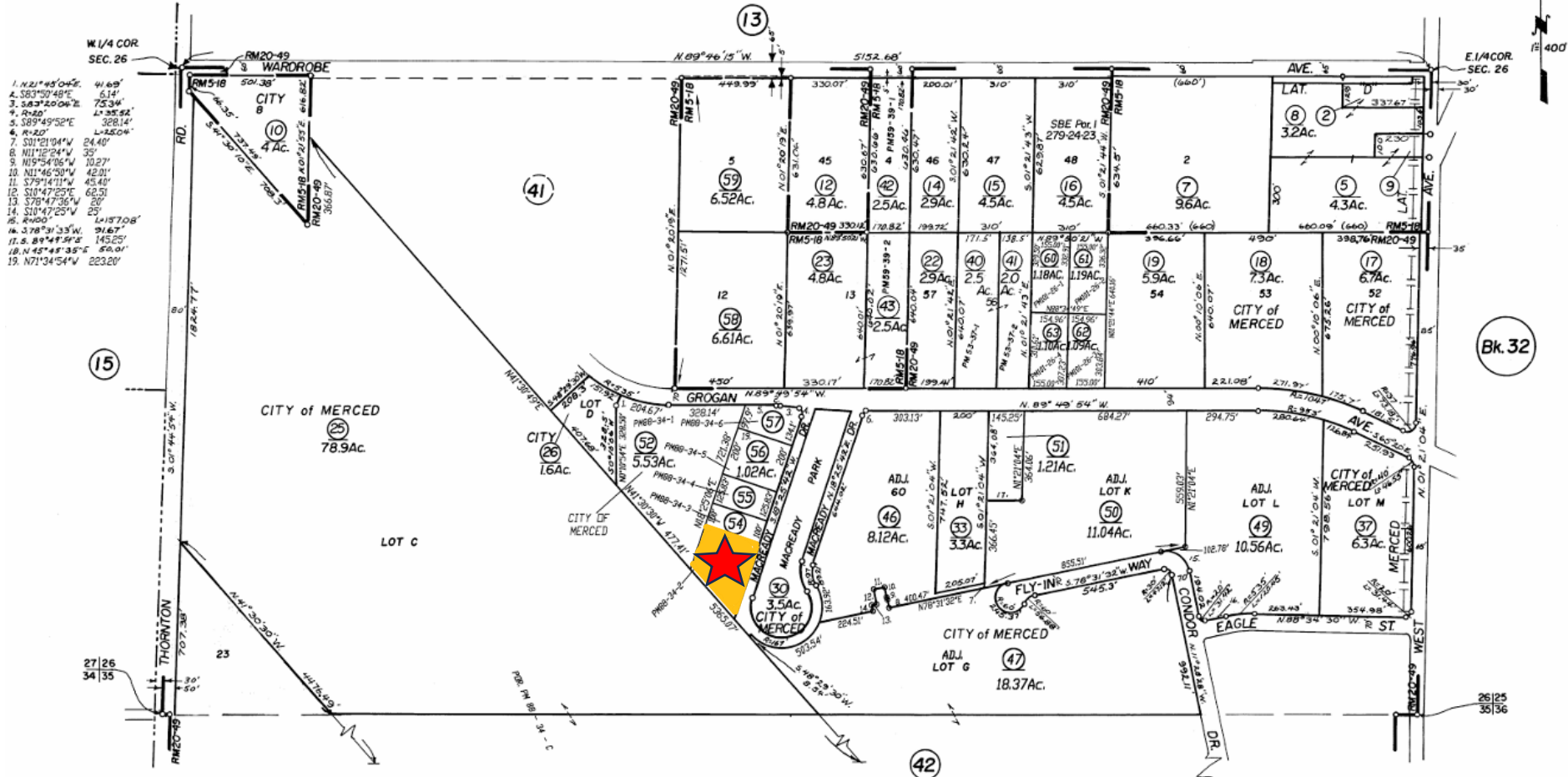
-NOTE-

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

S 1/2 SEC. 26, T.7S., R.13E., M.D.B.&M.

Tax Rate Area 5-00  
5-136  
005-149

59-30



Grogan's Merced Tract No. 2, R.M. Vol. 5, Pg.18  
Merced Airport Industrial Park, R.M. Vol. 20, Pg. 49

Assessor's Map Bk. 59-Pg.30  
County of Merced, Calif.

DRAWN 1-73  
REVISED 10-01  
12-28-05

NOTE-Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

1973

95 Macready Drive



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