

127 Heron Way, Merced, CA FOR LEASE



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PROPERTY DESCRIPTION

Property Address	127 Heron Way, Merced CA 95341
APN	059-430-023-000
Square Footage	±4,975
Lot size	±1.5 acres
Year Built	2003
Parking	5 stalls in the front lot with ample room on paved areas.
Grade Level Doors	2 roll up doors 14' by 14'
Office Area	Approx. 1,100 sq ft
Warehouse Area	Approx. 3,875 sq ft
Power	3 Phase 200 amps
Zoning	Light Industrial I-L
Price per month	\$5,000 NNN
Price per SF	\$1.00 NNN

The building is comprised of approximately 1,100 SF of office space and 3,875 SF of fully insulated warehouse. Power is provided by MID which is up to 25% lower cost than PGE.

Additional yard space may be available at a negotiated rate.

Tenant shall be responsible for reimbursing the property operating expenses (NNN) to Landlord. Tenant shall be responsible for all maintenance.



OFFICE PHOTOS



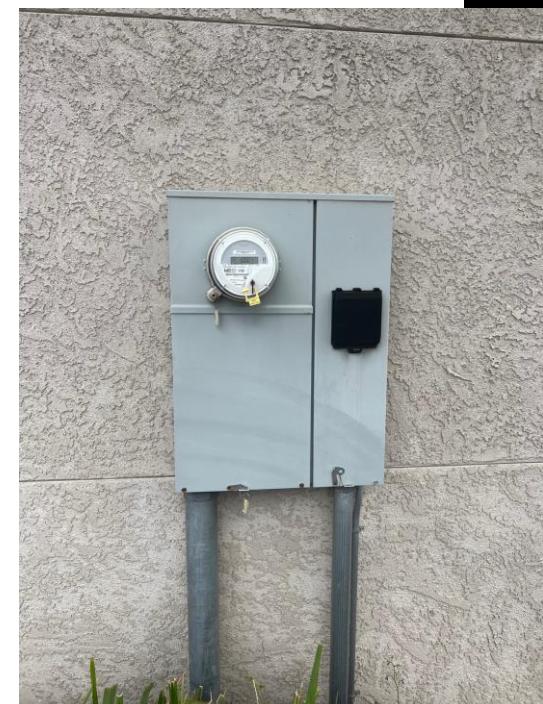
WAREHOUSE PHOTOS



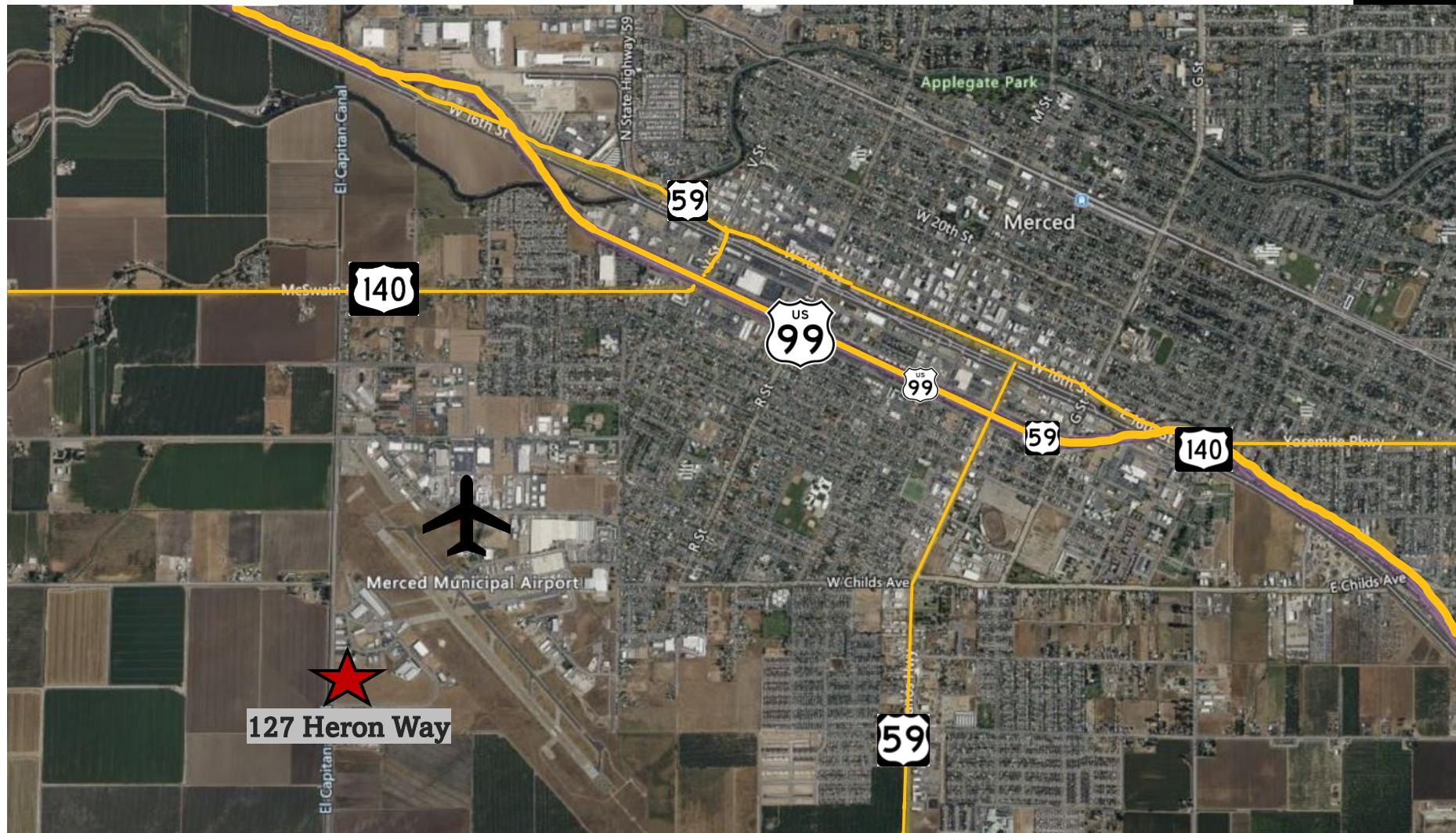
EXTERIOR PHOTOS



The warehouse has Two 14' x 14' Roll up doors as well as ample space for storage and/or parking.



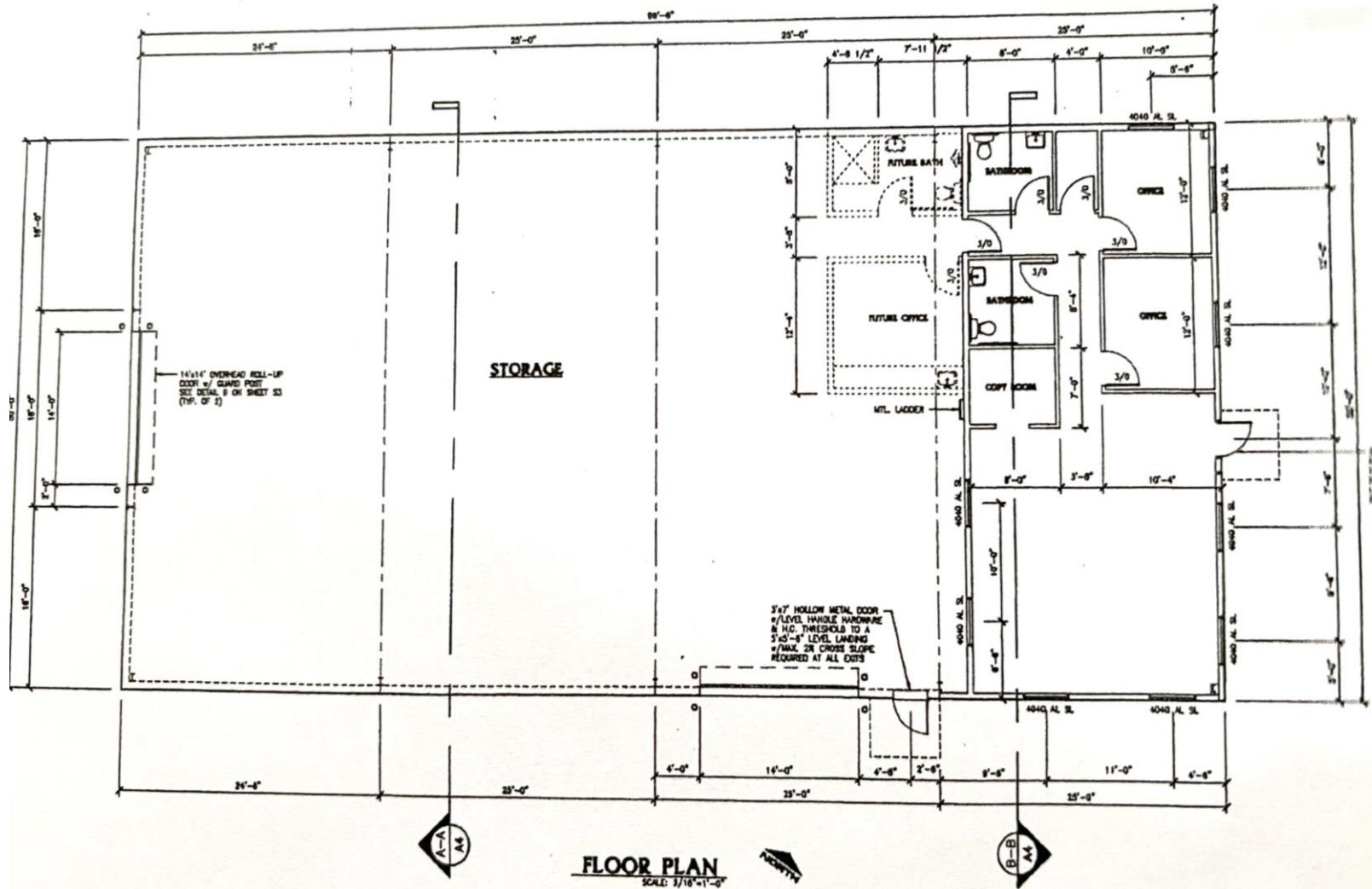
Hwy Aerial Map



127 Heron Way

127 Heron Way

FLOOR PLAN



ASSESSOR MAP

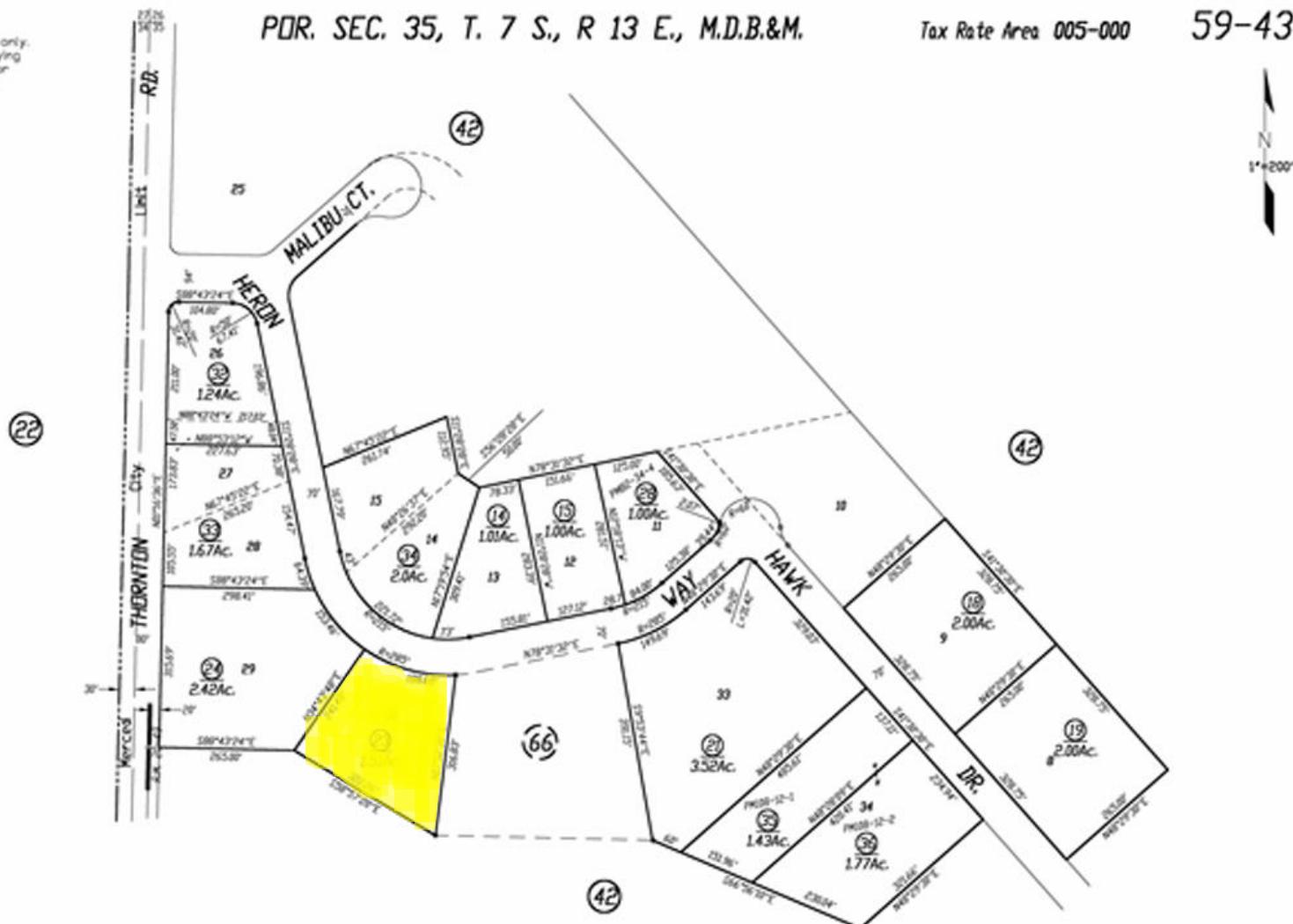
- 577 -

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.

P.D.R. SEC. 35, T. 7 S., R 13 E., M.D.B.&M.

Tax Rate Area 005-000

59-43



Merced Airport Industrial Park, R.M. Vol. 20, Pg. 49

Assessor's Map Bk. 59 Pg. 43
County of Merced, Calif.
1973

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



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