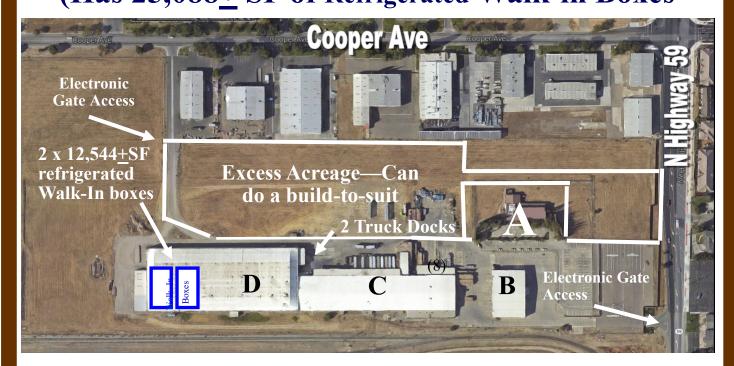
### FOR LEASE

2777 N. Hwy 59– Bldg. 'D' 98,239± SF Warehouse (Has 25,088± SF of Refrigerated Walk-in Boxes



Total of 98,239± SF FOR LEASE. The Main Building. is a concrete tilt-up with 96,640± SF (201.33' x 480') that is sprinklered & rated for 'high pile' storage, has a minimum 24' clear height and 48' x 101.66' column spacing. Inside building there are 2 x 12,544± SF refrigerated walk-in boxes which can hold 40° temperature and a 2 story office (1,200±SF). There is a double recessed exterior truck dock at the northeast end of the building with a sprinklered 1,113± SF canopy over the dock. Appended to the main building are sprinklered Men's and Women's restrooms, (486± SF). Lease rate for walk-in boxes (If leased separately) 25,088± SF x \$1.25 / SF = \$31,360 Gross (including electricity). Asking rent for entire warehouse (i.e., including the walk-in boxes) is \$.55 / SF NNN (+\$.10±/SF / month NNNs = \$.65 / SF Total) There is a 2,000 AMP electrical panel with service provided by M.I.D. which is substantially less than PG & E rates (up to 50% cost savings - see attached rate sheet comparison). Building is supplemented by a 750 KW solar system. Landlord will charge Tenant for solar provided power at 90% of MID's stated rate. Approximately 8.27± acres of additional 'unimproved acreage' available on which Landlord can do a build-to-suit. Parcel is 22.3 acres and has full perimeter 6' high chain link fence and 2 electronic gates for access to Hwy. 59 as well as Cooper Avenue. Property is zoned I-H (Heavy Industrial) LANDLORD CAN SUPPLY FREE HIGH SPEED INTERNET.

Note: Building 'C' which is adjacent to 'D' and shares a common wall is also available for lease. It has 3,000 AMP electrical provided by MID, 8 truck docks, and 3,400+ SF of office/restroom/breakroom space. This building is also fully sprinklered. Both buildings combined are 169,141 SF.



Contact: Steve Tinetti (STinetti@MercedRealEstate.com) TINETTI REALTY GROUP 2930 G Street - Merced, CA 95340 Ofc (209)-354-3838/ Fax: (209)-384-3889/ Cell (209)769-4898

License # 00475070 MercedRealEstate.com

## 2777 N Hwy. 59—Bldg. 'D'

Concrete Tilt-Up

Metal Bldg. Abutting west end

2,400±SF

West End Canopy

West End Canopy

Restrooms

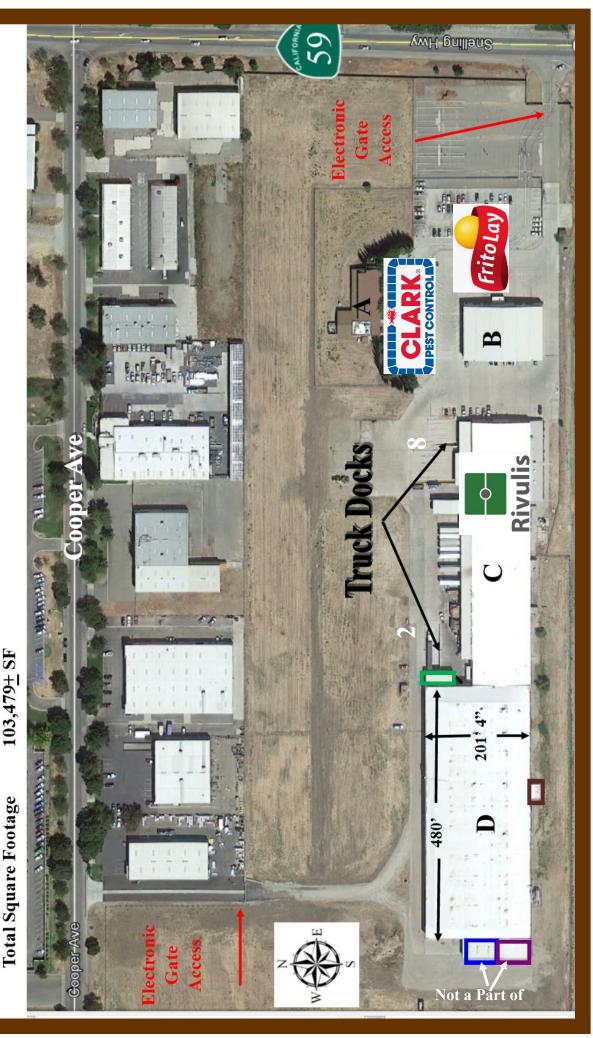
Truck Dock Canopy

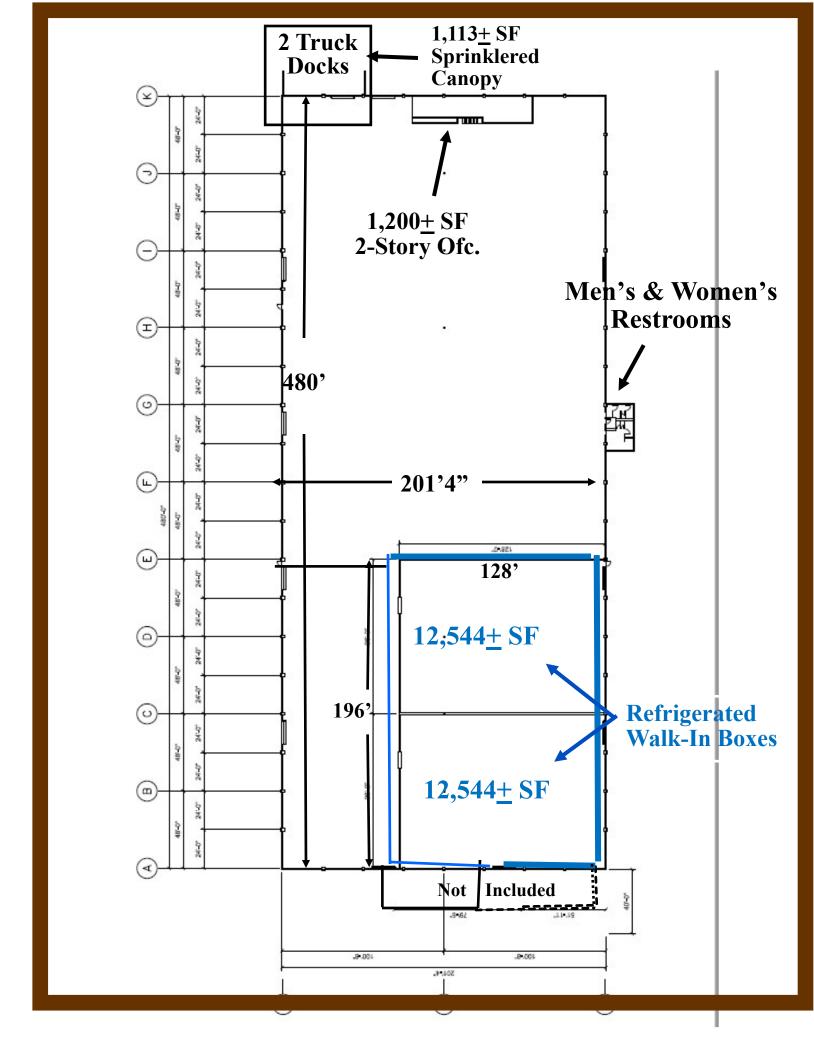
1,113+SF

Truck Dock Canopy

1,113+SF

Truck Dock Canopy





# Western Industrial Park - Merced



```
360,270 \text{ SF} / 43,560 = 8.27 \text{ Acres}
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      15,072 SF
247,154 SF
                                                                                                                                                                                                                                                                                                                                                                                           32,748 SF
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 65,296 SF
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 4 287' x 222' = 63,714.00 + 1,582 SF (14' x 113') =
                                                                                                                                                                                                                                                                                                                                                                                           \frac{2}{175.53} \times \frac{186.57}{1} = \frac{1}{120.53} \times \frac{1}{120.50} = \frac{1}{120.50} \times \frac{1}{120.50} = \frac{1}
1789.63 x 313' =
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            Total Square Feet
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      3 33' x 456.73 =
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### EXHIBIT B 'Excess Land'

(Measurements Are Approximated)



### 2777 N HWY 59 Building D

Projected Costs Analysis MID Rate: ED-3 vs. PG&E Rate: B19-Secondary

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun <sub>2</sub> 4	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24 Total	ital
Billing Days	31	28	31	30	HE	8	31	31	30	34	30	31	
Max Demand (kW)	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	
Max Peak Demand	720.00	720.00	720.00	720.00	720,00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	
Max Part-Peak Demand	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720,00	
Peak	66,960.00	60,480.00	66,960,00	64,800.00	66,960.00	64,300.00	66,960,00	00'096'99	64,800.00	66,960.00	64,800,00	06.960.00	788.400
Part Peak						64,300.00	00'096'99	00'096'99	64,800.00				263 520
Off Peak	68,960,00	60,480.00	00'096'99	64,800.00	66,960,00	129,600,00	133,920,00	133,920,00	129,600,00	68,950,00	64,500,00	68.960.00	1.051.920
Super Off Peak	133,920.00	120,960.00	133,920.00	129,600.00	133,920,00					133,920,00	129,600.00	133,920,00	1.049.760
Fotal Usage (KWIh)	287,840,00	241,920.00	267,840.00	259,200.00	267,840,00	259,200,00	267,840,00	267,840.00	259,200,00	267,840,00	259,200.00	267,840.00	3,153,600
MID Rate: ED-3										No. of Concession, Name of Street, or other Persons and Street, or other P	Section Section 2	STATE OF STREET	September 1
	Jan	Feb	Mar	Apr	May	Jun	Joh	Aug	Sep	Oct	Nov	Dec	Total
Customer Charge	\$350.00	\$350.00	\$350.00	\$350,00	\$360.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350,00	\$350.00	20.00	\$4,200.00
Demand Charge	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$20,160.00	\$20,160.00	\$20,160.00	\$20,160.00	\$20,160.00	\$20,160.00	\$7,200.00	\$7,200,00	\$164,160.00
Energy Charge	\$18,159.55	\$18,402,18	\$18,159.55	\$17,573,76	\$18,159.55	\$17,573.76	\$18,159.55	\$18,159.55	\$17,573.76	\$18,159,55	\$17,573,76	\$18,159,55	\$213,814.08
Environmental Charge	\$1,080,11	\$964.61	\$1,090.11	\$1,054.94	\$1,090.11	\$1,054.94	\$1,090,11	\$1,090,11	\$1,054.94	\$1,090.11	\$1,064.94	\$1,090.11	\$12,835.15
Power Cost Adjustment	\$14,610.40	\$13,196.49	\$14,610.40	\$14,139.10	\$14,610.40	\$14,139.10	\$14,610.40	\$14,810.40	\$14,139.10	\$14,610.40	\$14,139.10	\$14,610.40	\$172,025.73
Mandated Fees Merced	\$1,035.25	\$963.33	\$1,035.25	\$1,007.95	\$1,359.25	\$1,331,95	\$1,359.25	\$1,359.25	\$1,331.95	\$1,350.25	\$1,007.95	\$1,035.25	\$14,175.87
Aublic Benefits Charge	\$1,180.19	\$1,086.80	\$1,180.19	\$1,149.06	\$1,549.55	\$1,518.42	\$1,549.55	\$1,549.55	\$1,518.42	\$1,549.55	\$1,149.06	\$1,180.19	\$16,160.50
Energy Commission Tax	\$80.35	\$72.58	\$80.35	877.78	\$80.35	\$77.76	\$80.35	\$60.35	\$77.76	\$80.35	\$77.78	\$80.35	\$946.08
Estimated Total MID Charges	\$43,705.86	\$40,245.99	\$43,705.86	\$42,552,57	\$57,359.22	\$56,205.93	\$57,359.22	\$57,359.22	\$56,205.93	\$57,359.22	\$42,552.57	\$43,705.86	\$598,317.41
PG&E Rate: B19	THE REAL PROPERTY.		THE PERSON NAMED IN		State of the last			The State of the last			THE PERSON NAMED IN		The same
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	oet Oet	Nov	Dec To	Total
Customer Charge	1,875.16	1,693.70	1,875.16	1,814.67	1,875.16	1,814.87	1,875.16	1,875,16	1.814.67	1,875.16	1,814.67	75.16	22 078 54
Demand Charge	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195.20	28,195,20	28,195,20	28,195.20	338.342.40
Kaximum Peak Demand Charge	2,174.40	2,174.40	2,174,40	2,174,45	2,174.40	38,145.60	38,145.60	38,145.80	38,145,60	2,174.40	2,174.40	2,174.40	169.977.60
Maximum Part-Peak Charge						8,373.60	8,373,60	8,373.60	8,373.60				33,494.40
Energy Charge	35,426.53	31,998.15	35,426.53	34,283,74	35,428.53	48,163.25	49,758.69	49,768.69	48,163,25	35,426,53	34,283.74	35,426.53	473,562.14
Energy Commission Tax	80.35	72.58	80.35	77.76	90.35	77.76	80.35	80.35	77.76	80.36	77.76	80.35	945.08
Estimated Total PG&E Charges	\$67,751.64	\$64,134.03	\$67,751.64	\$66,545.77	\$67.751.64	8424 770 08	6196 438 61	8428.448.64	6194 276 611	627 754 54	44 242 208	607 754 54	

officers manager					
Dollars	\$24,045.79	\$23,888.03	\$24,045.79	\$23,96	\$10.392.4
Percent	80%	2000	55%	200%	18%

MID ED-3 Rates	Winter	Summer
Customer Charge	\$350.00	\$350.00
Demand Charge	\$10.00	\$28.00
Energy Charge	0.0678	0,0678
Mandated Fees	2.5%	2.5%
Energy Commision Tax	0.0003	0,0003
Environmental Charge	0.00407	0.00407
Power Cost Adjustment	0.054549	0.065468
Public Benefits Charge	2.85%	2.85%

PG&E B19 Rate Secondary Voltage (04/2024)	tage (04/2024)	Winter	Summer
Customer Charge (Per Day)		60,48915	60,48915
	Peak	3.02	52.98
Demand Rates	Part Peak		11.63
	Maximum	39.16	39.16
	Peak	0.20952	0.24164
Energy Rates	Part Peak		0.19106
-	Off Peak	0.15515	0.15528
	Super Off Peak	0.0822	
Energy Commission Tax		0.0003	0.0000

Savings	74%
Estimated Annual	\$440,083.75

\$440,083.75

\$24,045.79 88

\$10,392.43 18%

122% \$68,564.16

120% \$69,079.39

120% \$69,079.39

\$68,564.16 122%

28% \$23,993.20

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