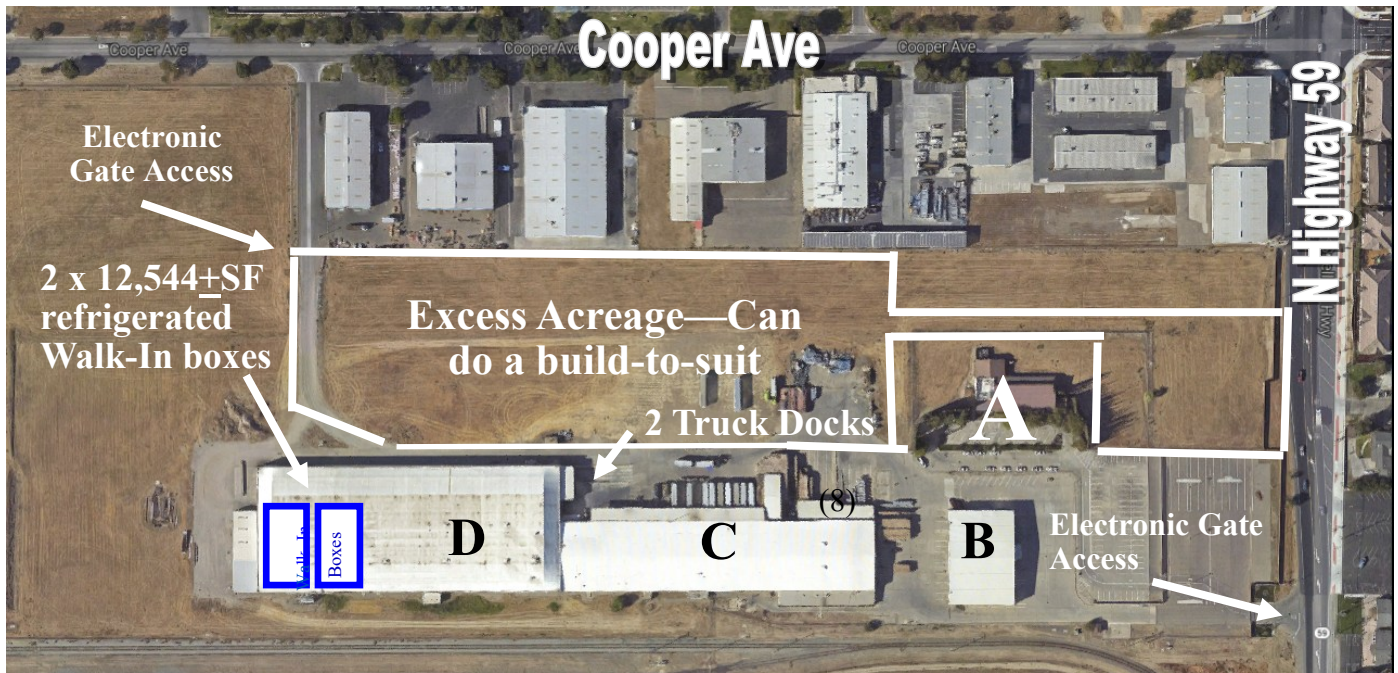


FOR LEASE

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)* $25,088\pm SF \times \$1.25 / SF = \$31,360$ 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

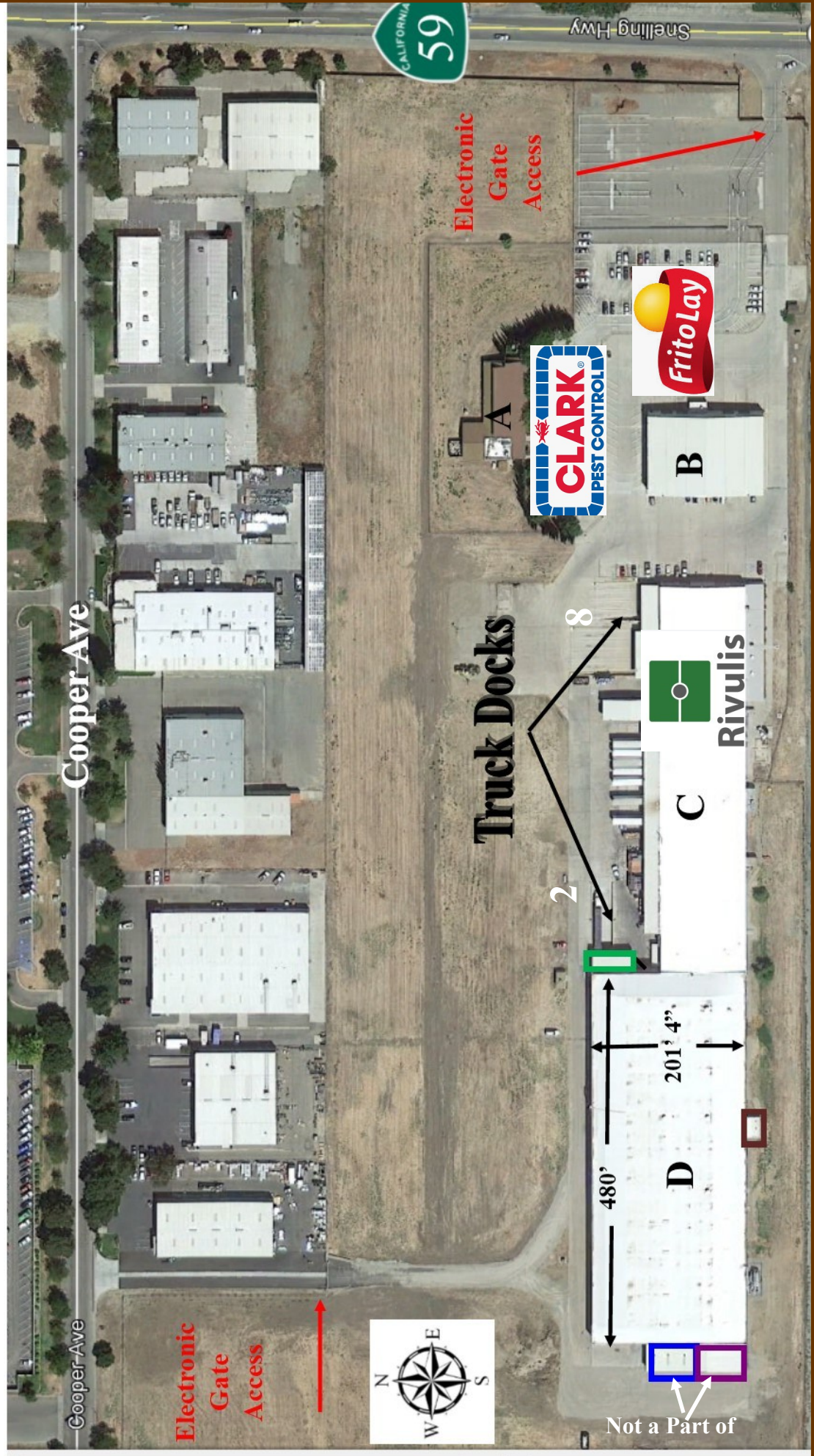
Ofc (209)-354-3838/ Fax: (209)-384-3889/ Cell (209)769-4898

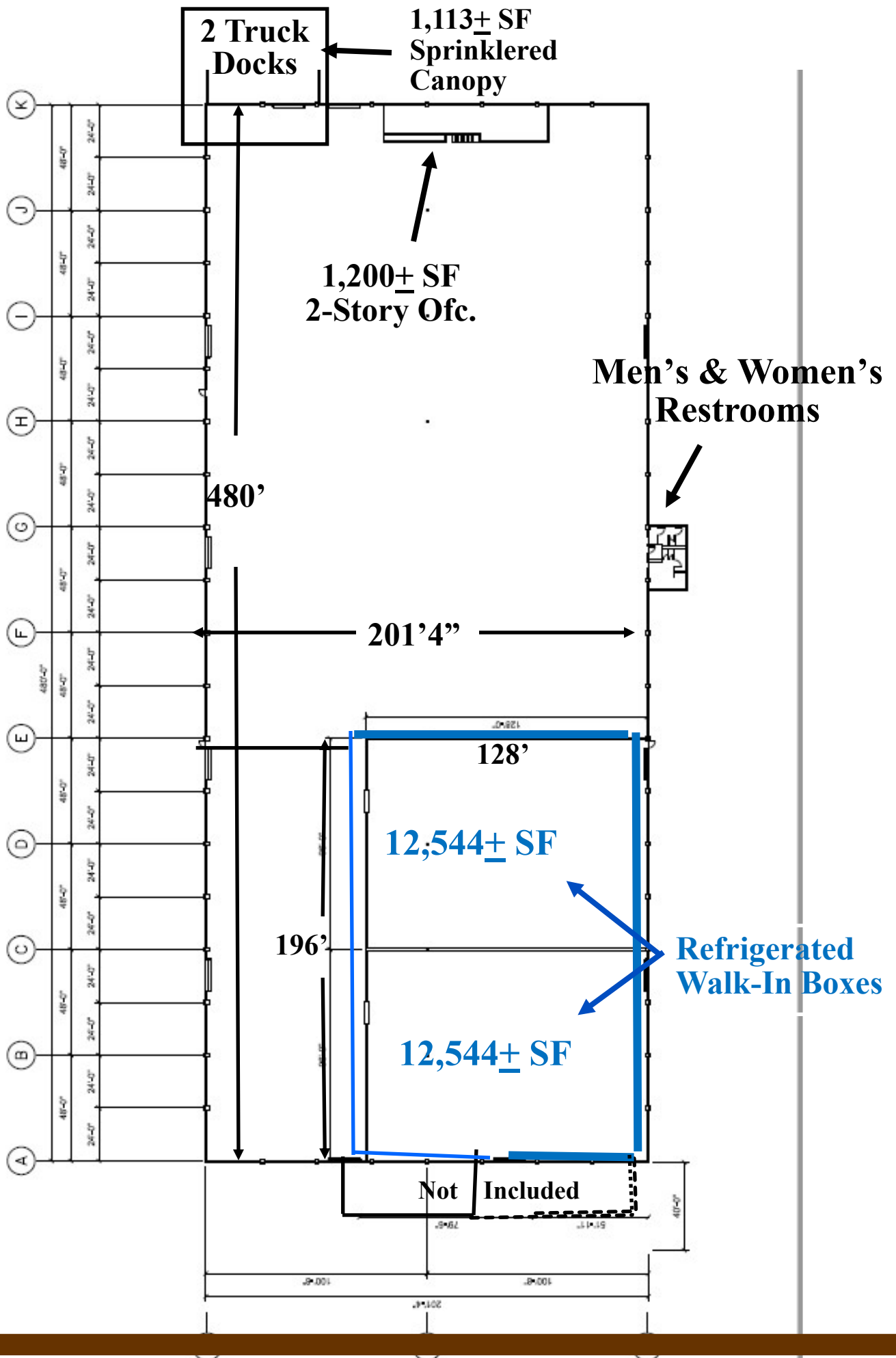
License # 00475070

MercedRealEstate.com

2777 N Hwy. 59—Bldg. ‘D’

Concrete Tilt-Up	96,640± SF	
Metal Bldg. Abutting west end	2,400± SF	← (Not A Part Of)
West End Canopy	2,840± SF	← (Not A Part Of)
Restrooms	486± SF	
Truck Dock Canopy	1,113± SF	
Total Square Footage	103,479± SF	





Western Industrial Park - Merced



1 $789.63' \times 313' =$

247,154 SF

2 $175.53 \times 186.57 =$

32,748 SF

3 $33' \times 456.73 =$

15,072 SF

4 $287' \times 222' = 63,714.00 + 1,582 \text{ SF } (14' \times 113') =$

65,296 SF

Total Square Feet

$360,270 \text{ SF} / 43,560 = 8.27 \text{ Acres}$

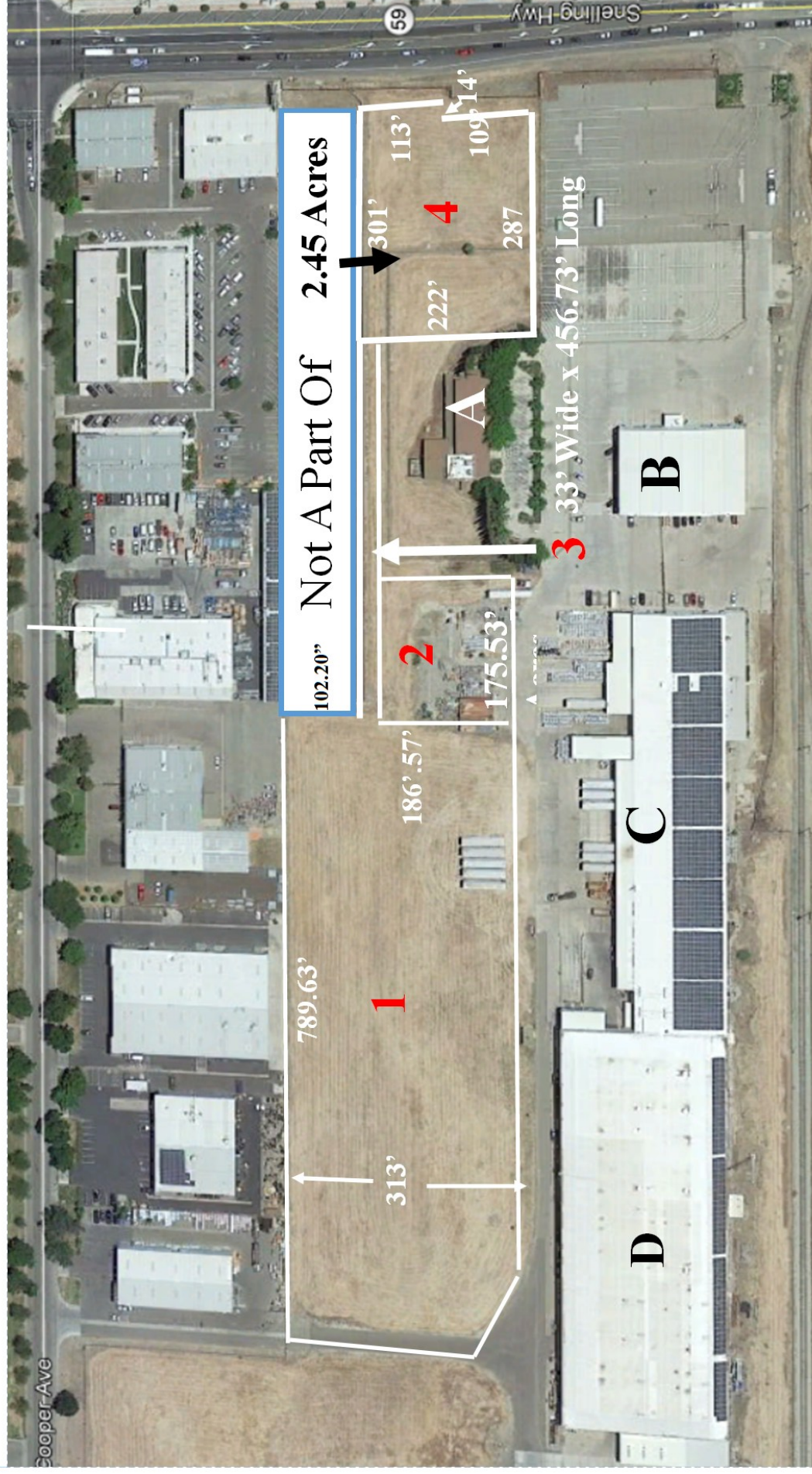


EXHIBIT B 'Excess Land'

(Measurements Are Approximated)



2777 N HWY 59 Building D

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

Energy Usage Data

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24 Total
Billing Days	31	28	31	30	31	30	31	31	30	31	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	64,800.00	66,960.00	66,960.00	64,800.00	66,960.00	64,800.00	66,960.00
Part Peak												
Off Peak	66,960.00	60,480.00	66,960.00	64,800.00	66,960.00	64,800.00	66,960.00	66,960.00	64,800.00	66,960.00	64,800.00	66,960.00
Super Off Peak	133,920.00	120,960.00	133,920.00	129,600.00	133,920.00	129,600.00	133,920.00	133,920.00	129,600.00	133,920.00	129,600.00	133,920.00
Total Usage (kWh)	267,840.00	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

MID Rate: ED-3

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customer Charge	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00
Demand Charge	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$84,000.00
Energy Charge	\$18,159.55	\$16,402.18	\$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	\$1,090.11	\$984.61	\$1,090.11	\$1,054.94	\$1,090.11	\$1,054.94	\$1,090.11	\$1,090.11	\$1,054.94	\$1,090.11	\$1,054.94	\$1,090.11	\$12,835.15
Power Cost Adjustment	\$14,610.40	\$13,156.49	\$14,610.40	\$14,139.10	\$14,610.40	\$14,139.10	\$14,610.40	\$14,610.40	\$14,139.10	\$14,610.40	\$14,139.10	\$14,610.40	\$172,025.73
Mandated Fees Merced	\$1,035.25	\$953.33	\$1,035.25	\$1,007.05	\$1,035.25	\$1,007.05	\$1,035.25	\$1,035.25	\$1,007.05	\$1,035.25	\$1,007.05	\$1,035.25	\$12,475.87
Public Benefits Charge	\$1,180.19	\$1,066.80	\$1,180.19	\$1,149.06	\$1,180.19	\$1,149.06	\$1,180.19	\$1,180.19	\$1,149.06	\$1,180.19	\$1,149.06	\$1,180.19	\$14,175.87
Energy Commission Tax	\$80.35	\$72.58	\$80.35	\$77.76	\$80.35	\$77.76	\$80.35	\$80.35	\$77.76	\$80.35	\$77.76	\$80.35	\$946.08
Estimated Total MID Charges	\$43,705.86	\$40,245.90	\$43,705.86	\$42,552.57	\$43,705.86	\$42,552.57	\$43,705.86	\$43,705.86	\$42,552.57	\$43,705.86	\$42,552.57	\$43,705.86	\$520,317.41

PG&E Rate: B19

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customer Charge	1,875.16	1,693.70	1,875.16	1,814.67	1,875.16	1,814.67	1,875.16	1,875.16	1,814.67	1,875.16	1,814.67	1,875.16	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
Maximum Peak Demand Charge	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	2,174.40	26,488.80
Maximum Part-Peak Charge													
Energy Charge	35,426.53	31,998.15	35,426.53	34,263.74	35,426.53	34,263.74	35,426.53	35,426.53	34,263.74	35,426.53	34,263.74	35,426.53	423,562.14
Energy Commission Tax	80.35	72.58	80.35	77.76	80.35	77.76	80.35	80.35	77.76	80.35	77.76	80.35	946.08
Estimated Total PG&E Charges	\$67,751.64	\$64,134.03	\$67,751.64	\$66,545.77	\$67,751.64	\$66,545.77	\$67,751.64	\$67,751.64	\$66,545.77	\$67,751.64	\$66,545.77	\$67,751.64	\$813,801.16

Projected Savings

Dollars	\$24,045.79	\$23,888.03	\$24,045.79	\$23,993.20	\$24,045.79	\$23,993.20	\$24,045.79	\$24,045.79	\$23,993.20	\$24,045.79	\$23,993.20	\$24,045.79	\$289,888.79
Percent	55%	59%	55%	56%	55%	54%	55%	55%	54%	55%	54%	55%	74%

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 Commission Tax	0.0003	0.0003
Environmental Charge	0.00407	0.00407
Power Cost Adjustment	0.054549	0.065466
Public Benefits Charge	2.85%	2.85%

PG&E B19 Rate Secondary Voltage (04/2024)				Winter	Summer
Customer Charge (Per Day)		Peak		60.43915	60.43915
		Part Peak		3.02	52.98
Demand Rates		Maximum		30.16	11.63
		Peak		0.20952	0.24164
Energy Rates		Part Peak		0.19106	0.19106
		Off Peak		0.15515	0.15528
		Super Off Peak		0.0822	0.0822
Energy Commission Tax				0.0003	0.0003

Estimated Annual Savings

\$440,063.75

74%

Estimated Effective Rates "All-in-Costs" Yearly
Average (\$/kwh)

Merced Irrigation District

\$ 0.190