FOR SALE

2777 N. HIGHWAY 59

MULTI-TENANT INDUSTRIAL INVESTMENT

Contact Information:

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TRG

TINETTI REALTY GROUP
2930 G STREET, MERCED

PROPERTY OVERVIEW

Buildings:	199,965+/- (6 Buildings + Shop Building)
Land Area:	22.30 Acres
Excess Buildable Land:	8.27+/- Acres:
Gross Scheduled Rent:	$133,606 / Month*
Annual Gross Scheduled Rent:	$1,603,280*
Access:	Highway 59 & Cooper Avenue
Financing:	Seller Financing Available with 30% Down
Offering Price:	$15,997,500

*(AS OF 1/1/2026)

HIGHLIGHTS

$1M+ Flood Mitigation Improvements

$1M+ Owned Solar System Generates 500 - 750 KW / Mo

Fully Fenced with Two Electronic Security Gates Accessing Highway 59 and Cooper Avenue

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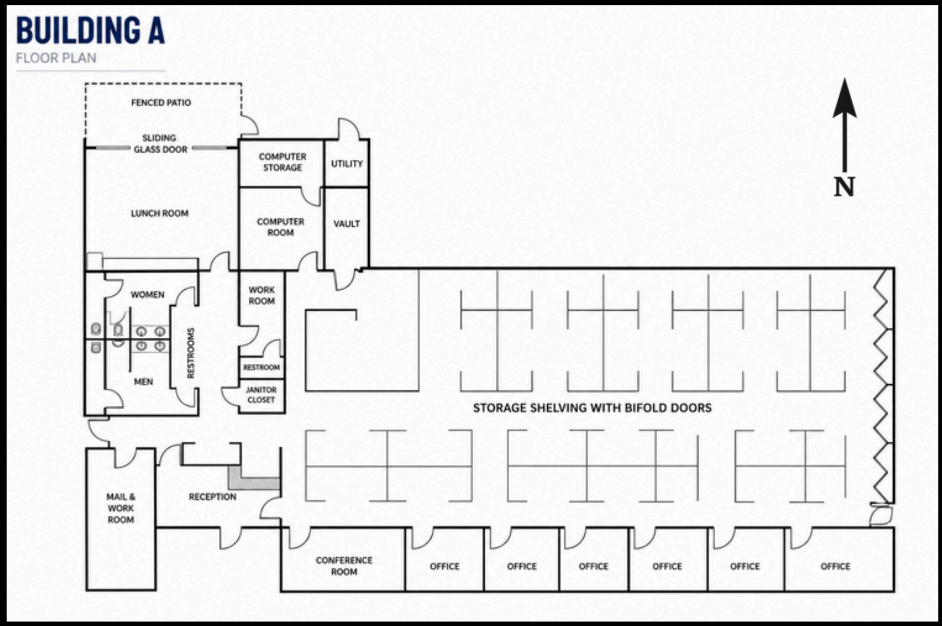
BUILDING SUMMARY

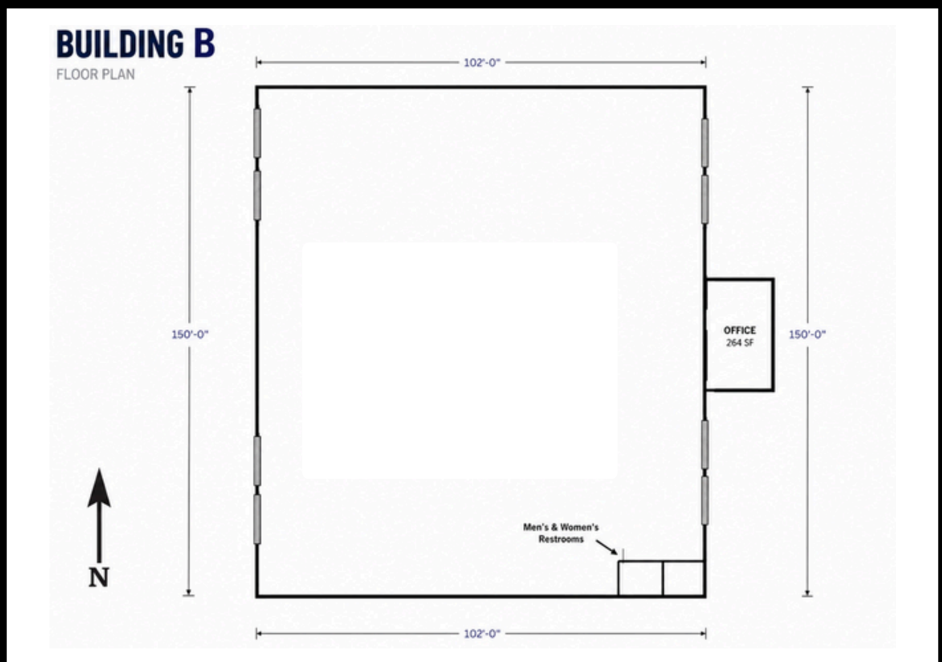
Building	SF	Tenant	Monthly Rent	Lease Expiration	Highlights
A	9,526 SF	Leased	$10,244	2028	Modern 7,126 SF office, 2,400 SF shop, Annual COLAs - (CPI 3% Min - 8% Max)
B	15,540 SF	Leased	$12,509	Existing	22' Clearance, 8 Roll Up Doors, Fully Sprinklered
C	70,902 SF	Leased*	$43,712	2029	3,400 SF Office, 8 Recessed Truck Docks, 3,000 AMP MID Power. Fully Sprinklered Annual COLAs - (CPI 3% Min - 8% Max) *POSSIBLE SUBLEASE
D	98,757 SF	Vacant	$63,855 (Base Rent .55/SF NNN .10/SF)	Available	25,000+/- SF of Refrigerated Walk-In Boxes, 24' Clearance, 2 Recessed Truck Docks, Fully Sprinklered, 2,000 AMP MID Power + Solar 500 - 750 KW / Month
E	2,400	Vacant	$2,400 gross	Available	Fully Sprinklered w/ 10' x 12' Roll Up Door
F	2,840	Owner Occupied	$1,846	Negotiable	Fully Sprinklered w/ 10' x 12' Roll Up Door Seller willing to vacate or lease back at $.65/SF gross
Totals:	199,965		$134,566 GSI		Annualized GSI $1,614,792

FLOOR PLANS



BUILDING A
9,526 SF

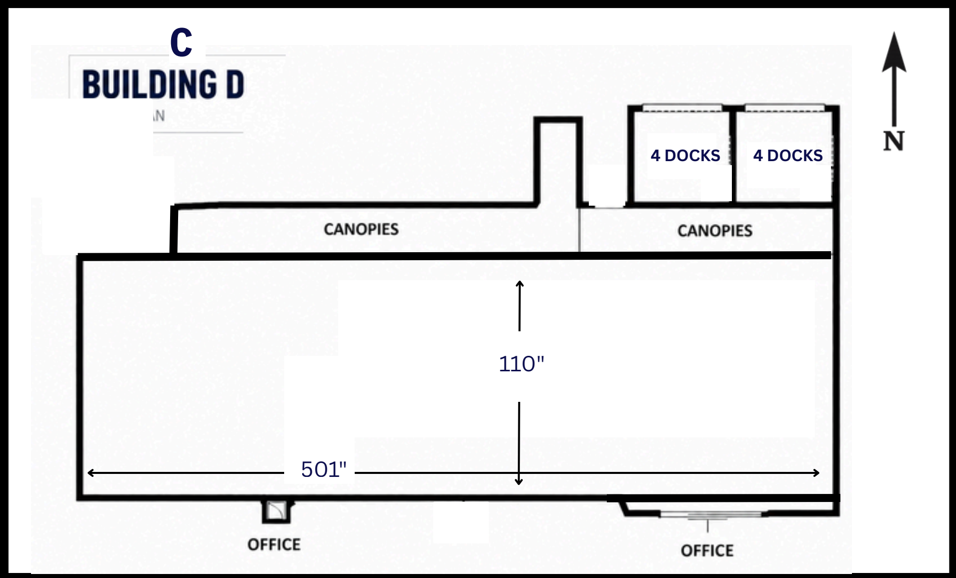
- 7,126 SF modern office
- 2,400 SF metal shop (built 2021)
- Attractive standalone building
- Modified Gross Lease
- Lease through 2028
- Multiple 5-Year Renewal Options
- Annual COLAs Based on CPI (3% Min 8% Max)
- Base Rent: $9,204.83
- CAM: $1,039.50
- Total Monthly Rent: **$10,244.30**



BUILDING B
15,540 SF

- Standalone warehouse
- Fully sprinklered
- 22' Clear Height
- Eight Grade-Level Roll-Up Doors
- 240 SF Office (Recently Remodeled)
- M/W ADA Complaint Restrooms
- Base Rent: $10,810.37
- NNN: $1,698.47
- Total Monthly Rent: **$12,508.84**

FLOOR PLANS



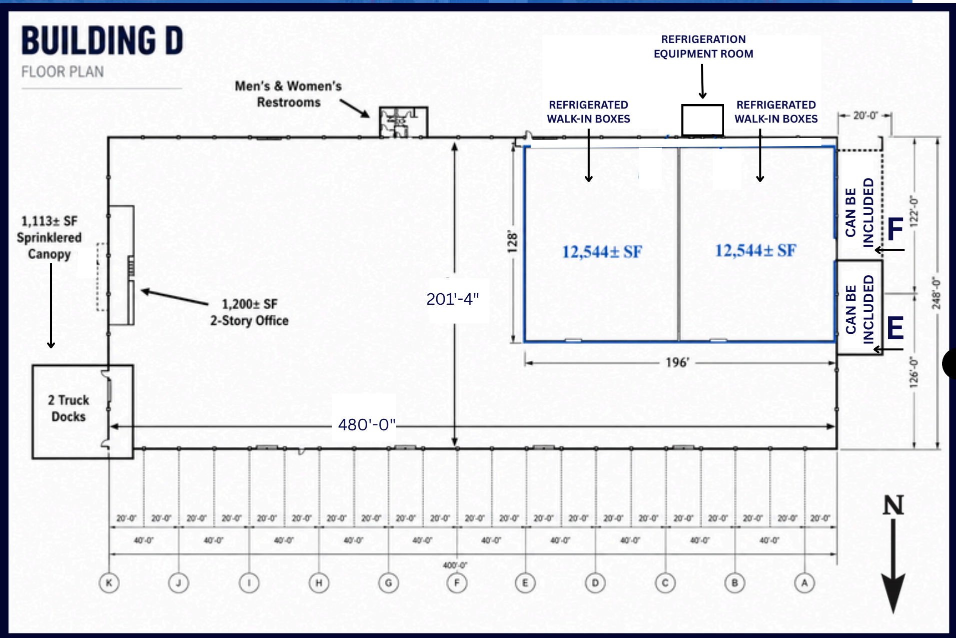
BUILDING C
70,902 SF

- Fully sprinklered
- Main Building 55,110 SF
- Offices / Restrooms / Break Room 3,400 SF
- Sprinkled Canopies 12,384 SF
- 8 Recessed Truck Docks
- 3,000 AMP Electrical Service (MID)

Current Rent

- Base Rent: $38,537.58
- Total Monthly Rent: **$43,711.99**
- **POSSIBLE SUBLEASE**

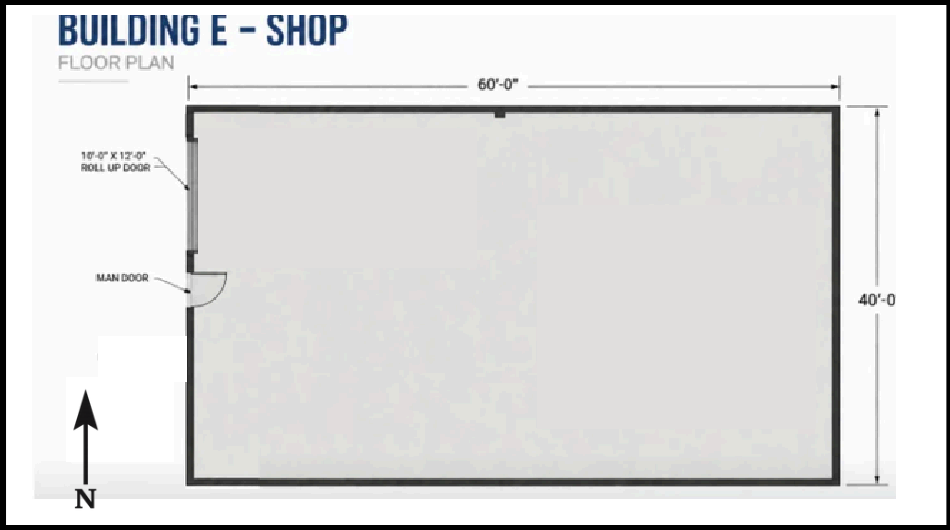
*BUILDING C + BUILDING D = 169,659 SF CONTINGOUS



BUILDING D
98,757 SF
Vacant

- Concrete Tilt-Up Construction 96,640 SF
- Truck Docks 1,113 SF
- Restrooms 485 SF
- Refrigeration Equipment Room 518 SF
- Fully Sprinklered
- 24' Clear Height
- 2,000 AMP Electrical Service (MID)
- Solar Energy provides an additional 500-750 KW / Month
- Two Refrigerated Walk-in Boxes, Each 12,544 SF
- 40° Cold Storage Capability
- Prior Rent **$63,855/month Gross ($0.65/SF)**

***CAN ADD BLDG E (2,400SF) AND BLDG F (2,840SF)**



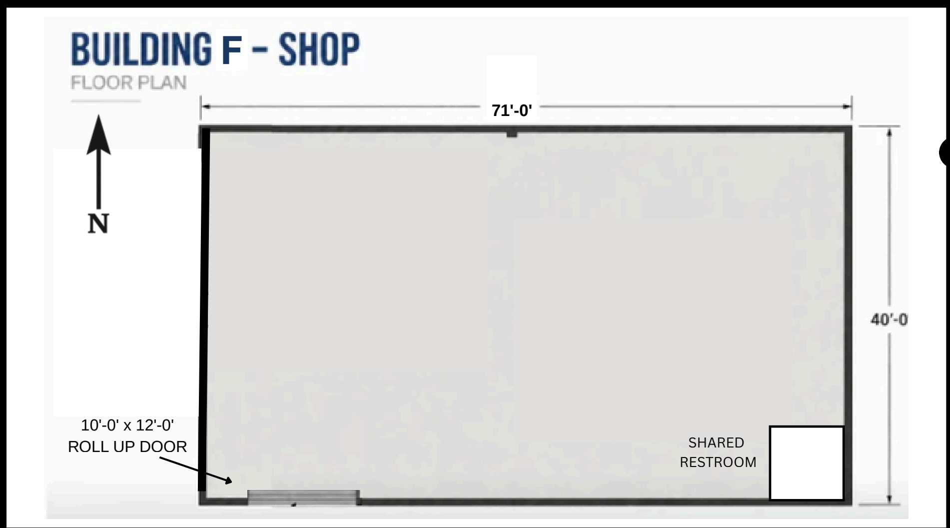
BUILDING E

2,400 SF

- Fully sprinklered
- 2,400 SF Warehouse
- 10' x 12' Roll Up Door
- Keyed Access to Shared Restroom

Current Rent

- Currently Vacant
- Total Asking Rent: **$2,400 ($1.00/SF)**



BUILDING F

2,840 SF

- Fully Sprinklered
- 10' x 12' Roll Up Door
- Access to Shared Restroom

Seller can:
Vacate at Closing
Lease Back at $1,846/month ($0.65/SF)

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ADDITIONAL OPPORTUNITIES

- Fully Fenced Property with 2 Electronic Gates
- 8 +/- Acres of Excess Building Land
- $1M+ Flood Mitigation Improvements
- $1M+ Owned Solar System Included
- 500 - 750 KW Average Monthly Production

OWNER WILL CONSIDER CARRYING WITH 30% DOWN AT 6.5% INTEREST ONLY FOR 10 YEARS!

This exceptional industrial investment consists of just under 200,000 square feet of improvements situated on 22.3 acres, including approximately 8.27± acres of excess buildable land for future expansion or additional development. Gross Scheduled rent as of 1-1-26 was $133,606.68 / month or $ 1,603,280 / year.

Bldg. A consists of an attractive standalone 7,126 SF office building + a 2,400 SF metal shop bldg. built in 2021. Bldg A is leased on a modified gross basis thru 2028 with multiple 5-year renewals. Tenant currently pays $10,244.30/month ($9,204.83 Base Rent +$ 1,039.50 CAMs). Annual COLAs based on CPI (3% Min or 8% Max).

Bldg. B is a 15,540± SF standalone fully sprinklered bldg. with a 240 SF office and has 22' clear height and 8 roll-up doors. ADA Compliant Men's and Women's Restrooms. Tenant pays $12,508.84 / month ($10,810.37 Base Rent+ $1,698.47 NNNs).

Bldg. C is a 70,902 SF fully sprinklered metal bldg. with 3,400+/- SF of offices, restrooms and breakroom. There are 8 recessed truck docks, 3,000 AMP electrical service provided by MID (Merced Irrigation District). Tenant currently pays $43,712 / month ($ 38,537.58 Base Rent + $7,174.41 NNNs) lease expires 6-30-29. Tenant would like to sub-lease or a full assignment and assumption of lease.

Bldg. D is fully sprinklered, concrete tilt-up with 24' clear height under roof trusses and 2,000 AMP electrical service provided by MID. Has 2 x 12,544 SF refrigerated walk-in boxes that can maintain a 40 degree temperature. Bldg. D, 98,757 , is vacant and available for lease along with Bldg. C, 70,902 SF (Both combined are 169,659 SF). Prior Tenant was paying $63,855 gross / month ($.65/SF) . Can also add Bldg E (2,400SF) and Bldg F (2,840SF).
(All Combined 174,899SF)

Bldg. E is a 2,400 SF Fully Sprinklered Building with a 10' x 12' Roll Up Door with keyed access to the shared restroom.

Bldg F is a 2,840 SF sprinklered metal shop attached to west end of Bldg D and is Owner Occupied. Owner willing to either vacate at close of escrow or lease back at $1,846/mo ($.65/SF).

Owner has paid $1M+/- to flood proof buildings C and D and another $1M+/- to install solar panels on the south facing roofs of Bldgs. C & D (panels generate 500- 750+/- KW /mo and is tied to meter in Bldg. D). Solar panels included in the sale. Property is fully fenced and can be accessed via electronic gates from both Highway 59 and Cooper Avenue.

MERCED IRRIGATION DISTRICT
WATER & POWER

2777 N HWY 59

Projected Costs Analysis
MID Rate: ED-2 vs. PG&E Rate: B20-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	365
Max Demand (kW)	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	
Max Peak Demand	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	
Max Part-Peak Demand	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	
Peak	111,600.00	100,800.00	111,600.00	108,000.00	111,600.00	108,000.00	111,600.00	111,600.00	108,000.00	111,600.00	108,000.00	111,600.00	1,314,000
Part Peak	-	-	-	-	-	108,000.00	111,600.00	111,600.00	108,000.00	-	-	-	439,200
Off Peak	111,600.00	100,800.00	111,600.00	108,000.00	111,600.00	216,000.00	223,200.00	223,200.00	216,000.00	111,600.00	108,000.00	111,600.00	1,753,200
Super Off Peak	223,200.00	201,600.00	223,200.00	216,000.00	223,200.00	-	-	-	-	223,200.00	216,000.00	223,200.00	1,749,600
Total Usage (kWh)	446,400.00	403,200.00	446,400.00	432,000.00	446,400.00	432,000.00	446,400.00	446,400.00	432,000.00	446,400.00	432,000.00	446,400.00	5,256,000

MID Rate: ED-2

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customer Charge	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$13,200.00
Demand Charge	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$24,000.00	$24,000.00	$24,000.00	$24,000.00	$24,000.00	$24,000.00	$12,000.00	$12,000.00	$216,000.00
Energy Charge	$29,774.88	$26,893.44	$29,774.88	$28,814.40	$29,774.88	$28,814.40	$29,774.88	$29,774.88	$28,814.40	$29,774.88	$28,814.40	$29,774.88	$350,575.20
Environmental Charge	$1,816.85	$1,641.02	$1,816.85	$1,758.24	$1,816.85	$1,758.24	$1,816.85	$1,816.85	$1,758.24	$1,816.85	$1,758.24	$1,816.85	$21,391.92
Power Cost Adjustment	$29,224.92	$26,396.70	$29,224.92	$28,282.18	$29,224.92	$28,282.18	$29,224.92	$29,224.92	$28,282.18	$29,224.92	$28,282.18	$29,224.92	$344,099.81
Mandated Fees Merced	$1,847.92	$1,700.78	$1,847.92	$1,798.87	$2,147.92	$2,098.87	$2,147.92	$2,147.92	$2,098.87	$2,147.92	$1,798.87	$1,847.92	$23,631.67
Public Benefits Charge	$2,106.62	$1,938.89	$2,106.62	$2,050.71	$2,448.62	$2,392.71	$2,448.62	$2,448.62	$2,392.71	$2,448.62	$2,050.71	$2,106.62	$26,940.11
Energy Commission Tax	$133.92	$120.96	$133.92	$129.60	$133.92	$129.60	$133.92	$133.92	$129.60	$133.92	$129.60	$133.92	$1,576.80
Estimated Total MID Charges	$78,005.10	$71,791.79	$78,005.10	$75,934.00	$90,647.10	$88,576.00	$90,647.10	$90,647.10	$88,576.00	$90,647.10	$75,934.00	$78,005.10	$997,415.51

PG&E Rate: B20 Secondary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customer Charge	3,333.48	3,010.88	3,333.48	3,225.95	3,333.48	3,225.95	3,333.48	3,333.48	3,225.95	3,333.48	3,225.95	3,333.48	39,249.03
Demand Charge	48,456.00	48,456.00	48,456.00	48,456.00	48,456.00	48,456.00	48,456.00	48,456.00	48,456.00	48,456.00	48,456.00	48,456.00	581,472.00
Maximum Peak Demand Charge	3,636.00	3,636.00	3,636.00	3,636.00	3,636.00	56,328.00	56,328.00	56,328.00	56,328.00	3,636.00	3,636.00	3,636.00	254,400.00
Maximum Part-Peak Charge	-	-	-	-	-	12,096.00	12,096.00	12,096.00	12,096.00	-	-	-	48,384.00
Energy Charge	39,447.25	35,629.78	39,447.25	38,174.76	39,447.25	77,347.44	79,925.69	79,925.69	77,347.44	39,447.25	38,174.76	39,447.25	623,761.81
Energy Commision Tax	133.92	120.96	133.92	129.60	133.92	129.60	133.92	133.92	129.60	133.92	129.60	133.92	1,576.80
Estimated Total PG&E Charges	$95,006.65	$90,853.62	$95,006.65	$93,622.31	$95,006.65	$197,582.99	$200,273.09	$200,273.09	$197,582.99	$95,006.65	$93,622.31	$95,006.65	$1,548,843.64

Projected Savings

Dollars	$17,001.55	$19,061.83	$17,001.55	$17,688.31	$4,359.55	$109,006.99	$109,625.98	$109,625.98	$109,006.99	$4,359.55	$17,688.31	$17,001.55	$551,428.13
Percent	22%	27%	22%	23%	5%	123%	121%	121%	123%	5%	23%	22%	55%

MID ED-2 Rates	Winter	Summer
Customer Charge	$1,100.00	$1,100.00
Demand Charge	$10.00	$20.00
Energy Charge	0.0667	0.0667
Mandated Fees	2.5%	2.5%
Energy Commision Tax	0.0003	0.0003
Environmental Charge	0.00407	0.00407
Power Cost Adjustment	0.065468	0.065468
Public Benefits Charge	2.85%	2.85%

PG&E B20 Rate Secondary Voltage (12/2023)		Winter	Summer
Customer Charge (Per Day)		107.53159	107.53159
Demand Rates	Peak	3.03	46.94
	Part Peak		10.08
	Maximum	40.38	40.38
Energy Rates	Peak	0.20393	0.23091
	Part Peak		0.18561
	Off Peak	0.14954	0.14983
	Super Off Peak	0.07669	
Energy Commision Tax		0.0003	0.0003

Estimated Annual Savings	
$551,428.13	55%

Estimated Effective Rates "All-in-Costs" Yearly Average ($/kwh)	
Merced Irrigation District	$ 0.190

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