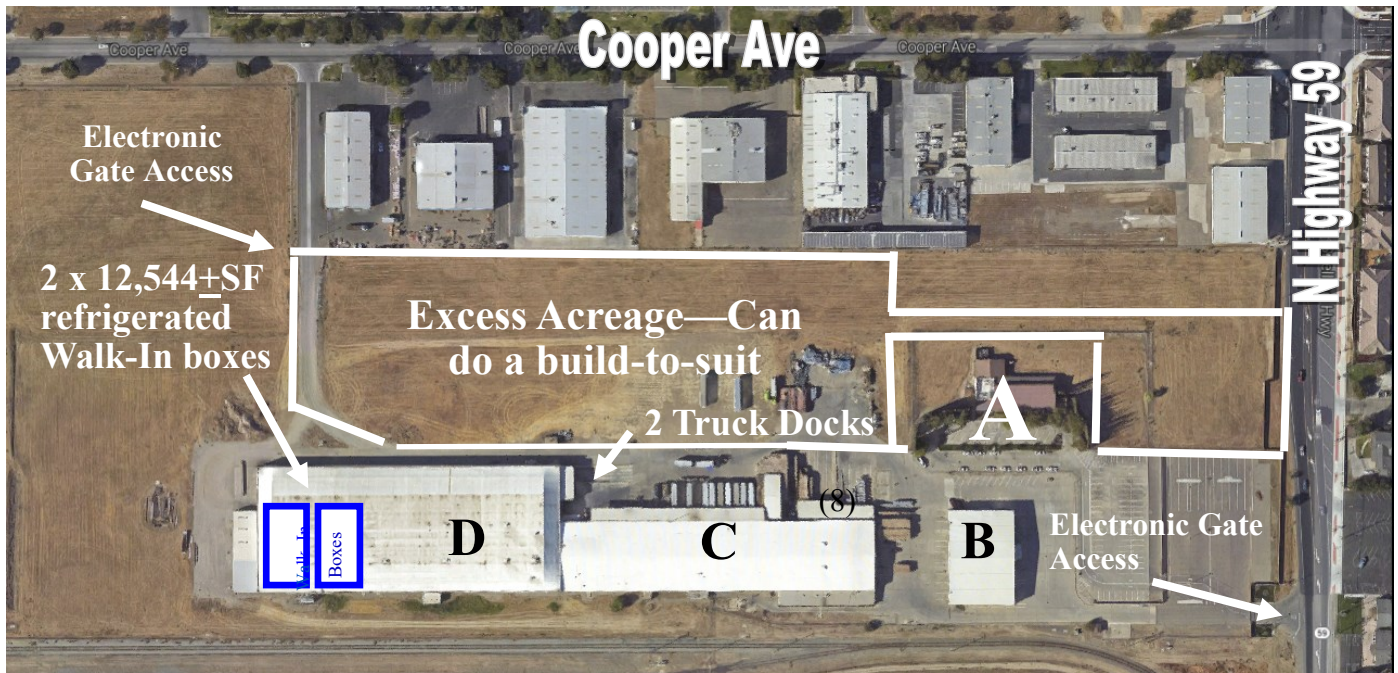


FOR LEASE

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 = \$ 31,306 Gross (including electricity). Asking rent for entire warehouse (i.e., including the walk-in boxes) is **\$.55 / SF NNN (NNN's are \$.10±/SF/Month)** 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)**. Additional acreage available on which Landlord can do a build-to-suit. Building is located on a 22.3 acre parcel that 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**



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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



Cooper Ave

Cooper Ave

Electronic Gate Access



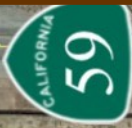
Truck Docks

2 8

Not a Part of



Rivulis



Snelling Hwy

B

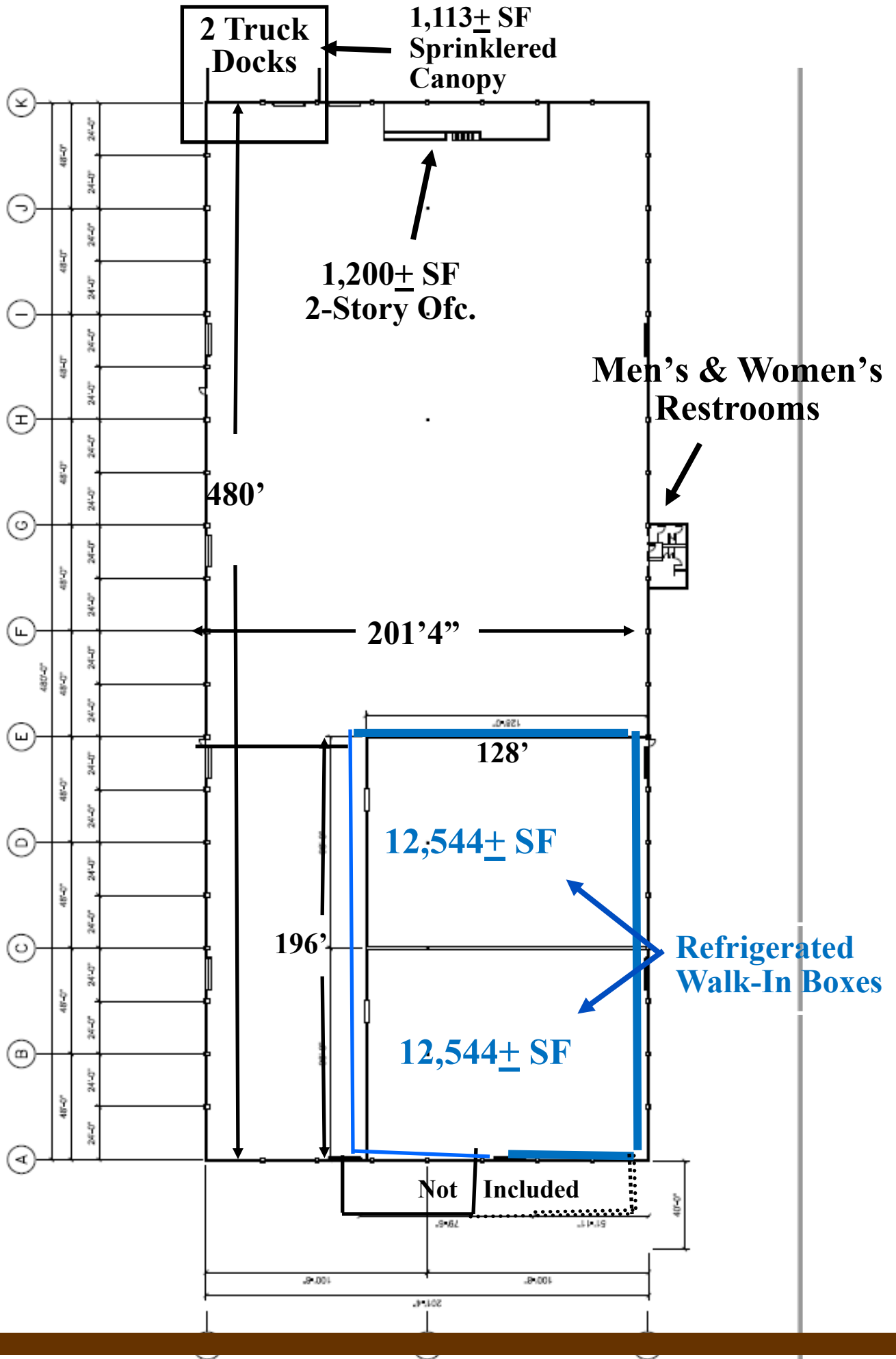
C

D

A

480'

201' 4"



Western Industrial Park - Merced

