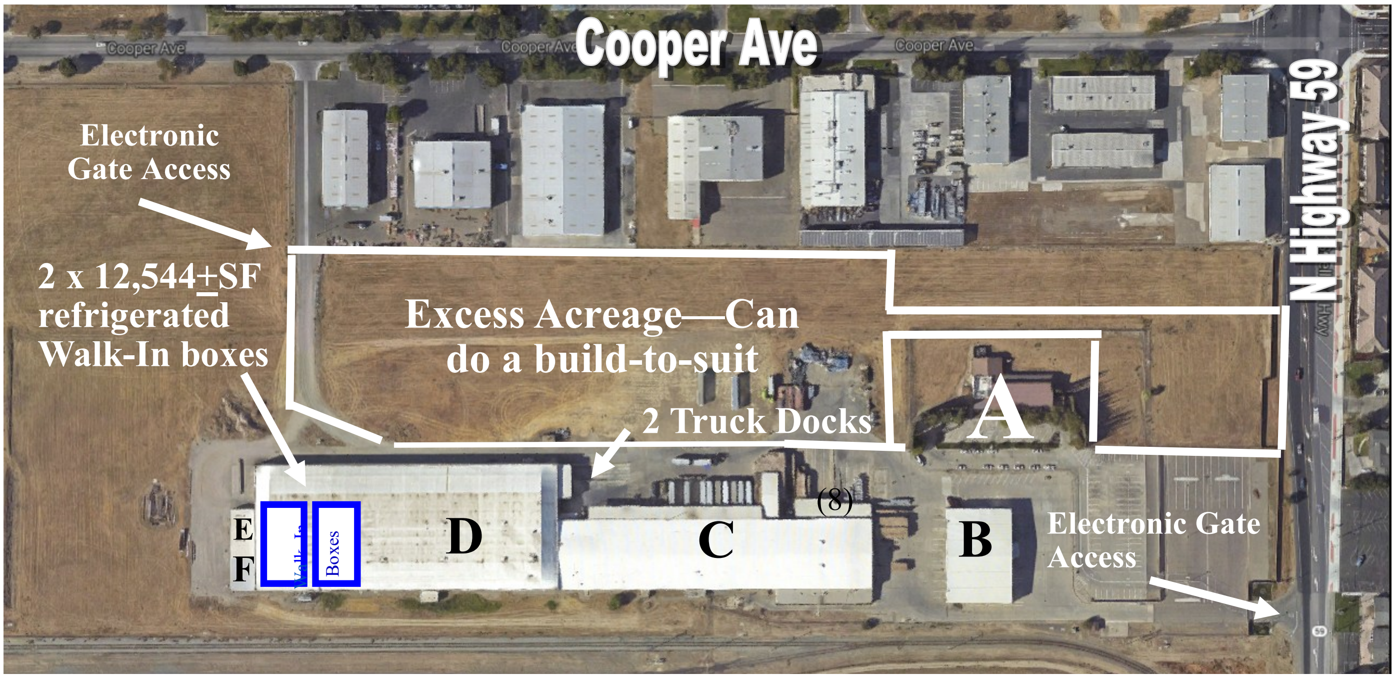
FOR LEASE

2777 N. Hwy 59– Bldg. 'D'

103,997± SF Warehouse

(Has 25,088± SF of Refrigerated Walk-in Boxes



Total of **103,997± SF FOR LEASE**. Main Building. is a concrete tilt-up with 96,640± SF (201.33' x 480') that is sprinklered & rated for 'high pile' storage with a minimum 24' clear height. Inside there are 2 x 12,544± SF refrigerated walk-in boxes that can hold 40º temps and a 2 story 1,200±SF office. 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) + 5,240 SF sprinklered shops (Bldgs. E & F) + a 518 SF Refrigeration Equipment room. *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 solar system that generates between 500 KW and 750 KW / month. Landlord will charge Tenant for the 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', (a 70,902 SF sprinklered metal manufacturing bldg.) abuts to 'D' and is also available for sub-lease. It has 3,000 AMP electrical provided by MID, 8 truck docks, and 3,400+ SF of office/restroom/breakroom space. Both buildings combined are 174,899 SF and available at $.55 NNN (NNNs est. $.10/SF).

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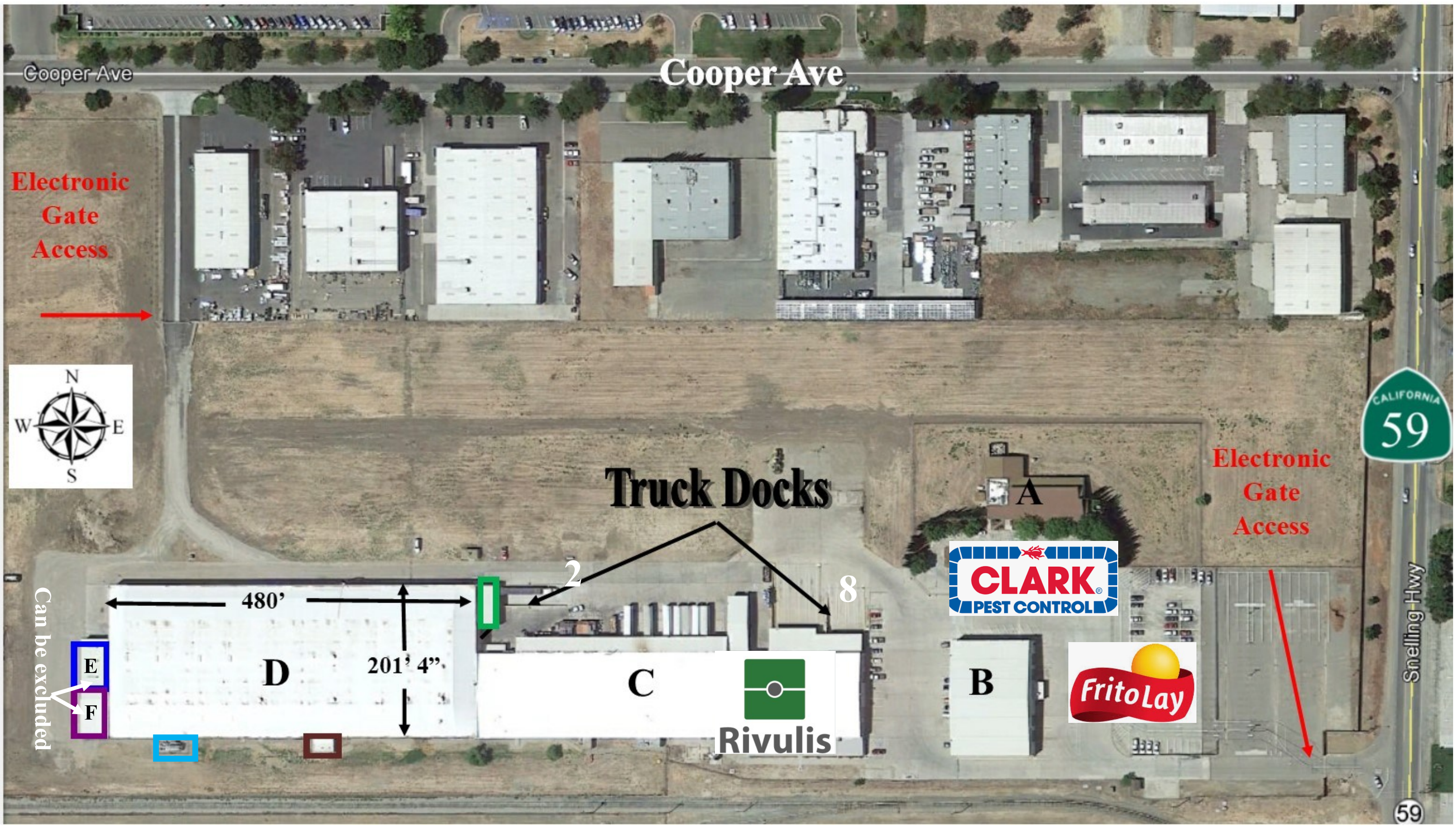
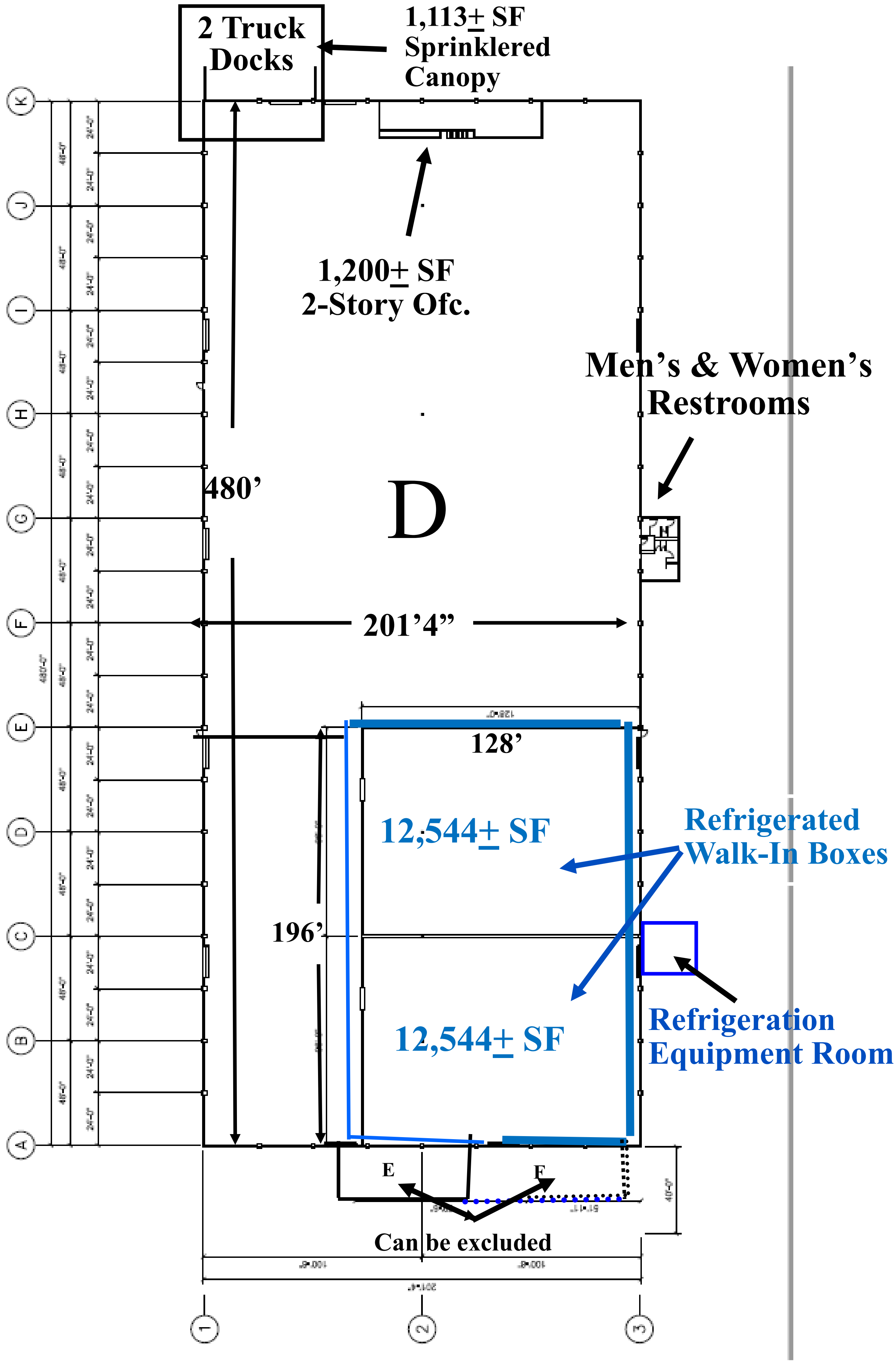
2777 N Hwy. 59—Bldg. 'D'

Concrete Tilt-Up:	**96,640+/- SF**
Building E	**2,400+/- SF**
Building F	**2,840+/- SF**
Restrooms	**486+/- SF**
Truck Docks	**1,113+/- SF**
Refrigeration Equipment Room	**518+/- SF**
Total Square Footage:	**103,997 +/- SF**




2 Truck Docks
1,113± SF Sprinklered Canopy
1,200± SF 2-Story Ofc.
Men's & Women's Restrooms
480'
D
201'4"
128'
12,544± SF
Refrigerated Walk-In Boxes
196'
12,544± SF
Refrigeration Equipment Room
E
F
Can be excluded
K
J
I
H
G
F
E
D
C
B
A
1
2
3

Western Industrial Park - Merced

1 789.63' x 313' =	247,154 SF
2 175.53 x 186.57 =	32,748 SF
3 33' x 456.73 =	15,072 SF
4 287' x 222' = 63,714.00 + 1,582 SF (14' x 113') =	65,296 SF
Total Square Feet	360,270 SF / 43,560 = 8.27 Acres

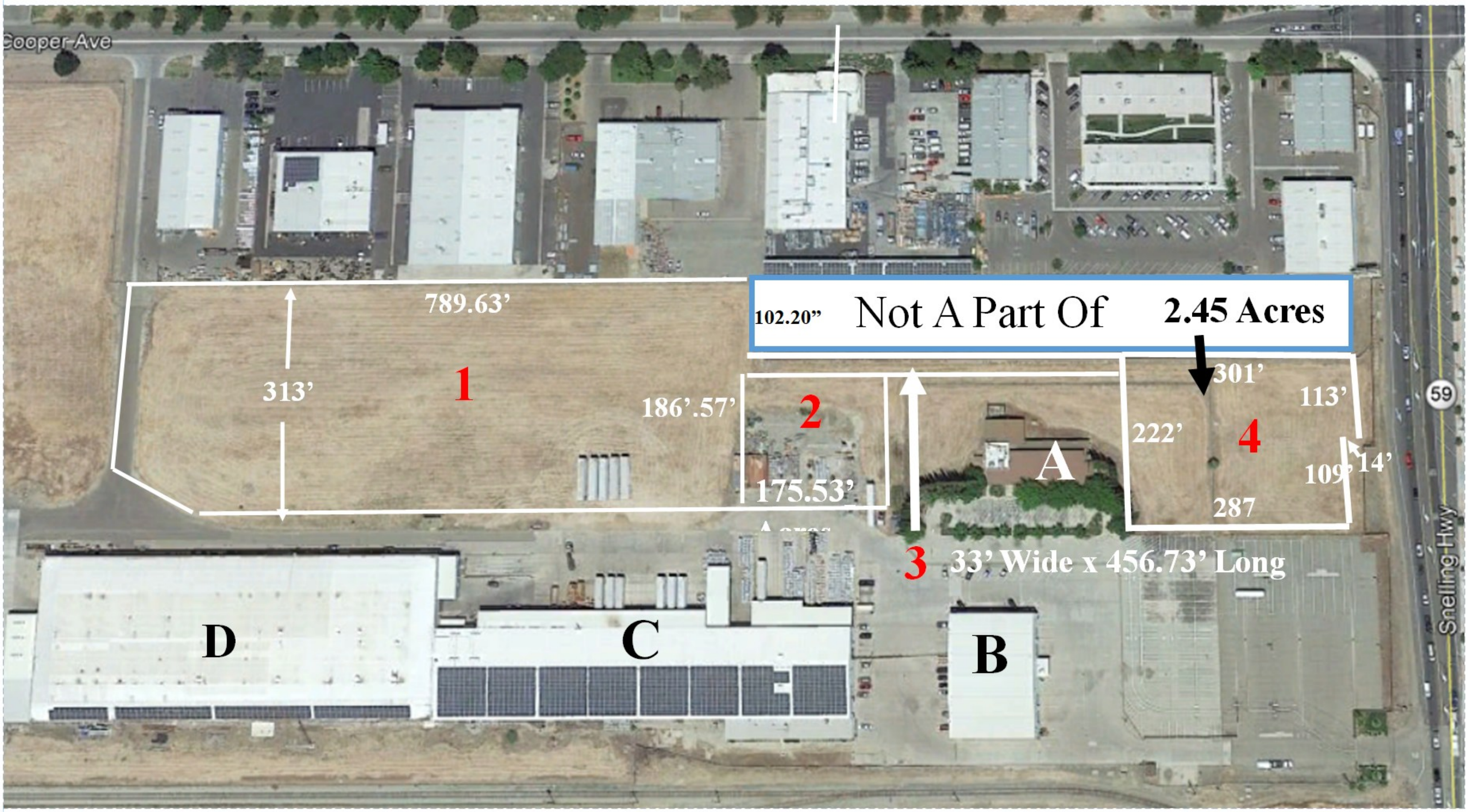


EXHIBIT B 'Excess Land'

(Measurements Are Approximated)

MERCED IRRIGATION DISTRICT
WATER & POWER

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	365
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	788,400
Part Peak	-	-	-	-	-	64,800.00	66,960.00	66,960.00	64,800.00	-	-	-	263,520
Off Peak	66,960.00	60,480.00	66,960.00	64,800.00	66,960.00	129,600.00	133,920.00	133,920.00	129,600.00	66,960.00	64,800.00	66,960.00	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
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	3,153,600

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	$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	$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	$13,196.49	$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	$1,007.95	$1,359.25	$1,331.95	$1,359.25	$1,359.25	$1,331.95	$1,359.25	$1,007.95	$1,035.25	$14,175.87
Public 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	$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	$40,245.99	$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

	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	38,145.60	38,145.60	38,145.60	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	35,426.53	48,163.25	49,768.69	49,768.69	48,163.25	35,426.53	34,283.74	35,426.53	473,562.14
Energy Commision 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	$124,770.08	$126,438.61	$126,438.61	$124,770.08	$67,751.64	$66,545.77	$67,751.64	$1,038,401.16

Projected Savings

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Dollars	$24,045.79	$23,888.03	$24,045.79	$23,993.20	$10,392.43	$68,564.16	$69,079.39	$69,079.39	$68,564.16	$10,392.43	$23,993.20	$24,045.79	$440,083.75
Percent	55%	59%	55%	56%	18%	122%	120%	120%	122%	18%	56%	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 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)		Winter	Summer
Customer Charge (Per Day)		60.48915	60.48915
Demand Rates	Peak	3.02	52.98
	Part Peak		11.63
	Maximum	39.16	39.16
Energy Rates	Peak	0.20952	0.24164
	Part Peak		0.19106
	Off Peak	0.15515	0.15528
	Super Off Peak	0.0822	
Energy Commision Tax		0.0003	0.0003

Estimated Annual Savings	
$440,083.75	74%

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