

FOR SALE

140 MACREADY DR, MERCED, CA

✓ ± 20,000 SQ FT CTU

✓ \$140 PER SQFT

✓ ± 2.81 ACRE LOT



Tinetti Realty Group
BRE# 00475070

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DESCRIPTION

Property Address	140 MacReady Drive, Merced, CA 95341
APN	059-300-069
Available Space	±20,000 SF
Grade Level Doors	6
Lot Size	±2.81 Acres
Zoning	I-L Light Industrial
Tenancy	Multiple Available
Parking	30 Stalls
Clear Height	30 ft
Power Supply	1200 amps
Price	\$2,800,000
Price Per SF	\$140

Concrete Tilt Up Building 20,000 SF split into 3 units (approx. 6,667 SF Each).

Current Tenancy is short term. Ideal for owner user or new investor owner to lease each suite at market rates of \$0.75 psf per month NNN.

Prime Industrial Real Estate at entrance to Merced Regional Airport.



AIRPORT RENDERING

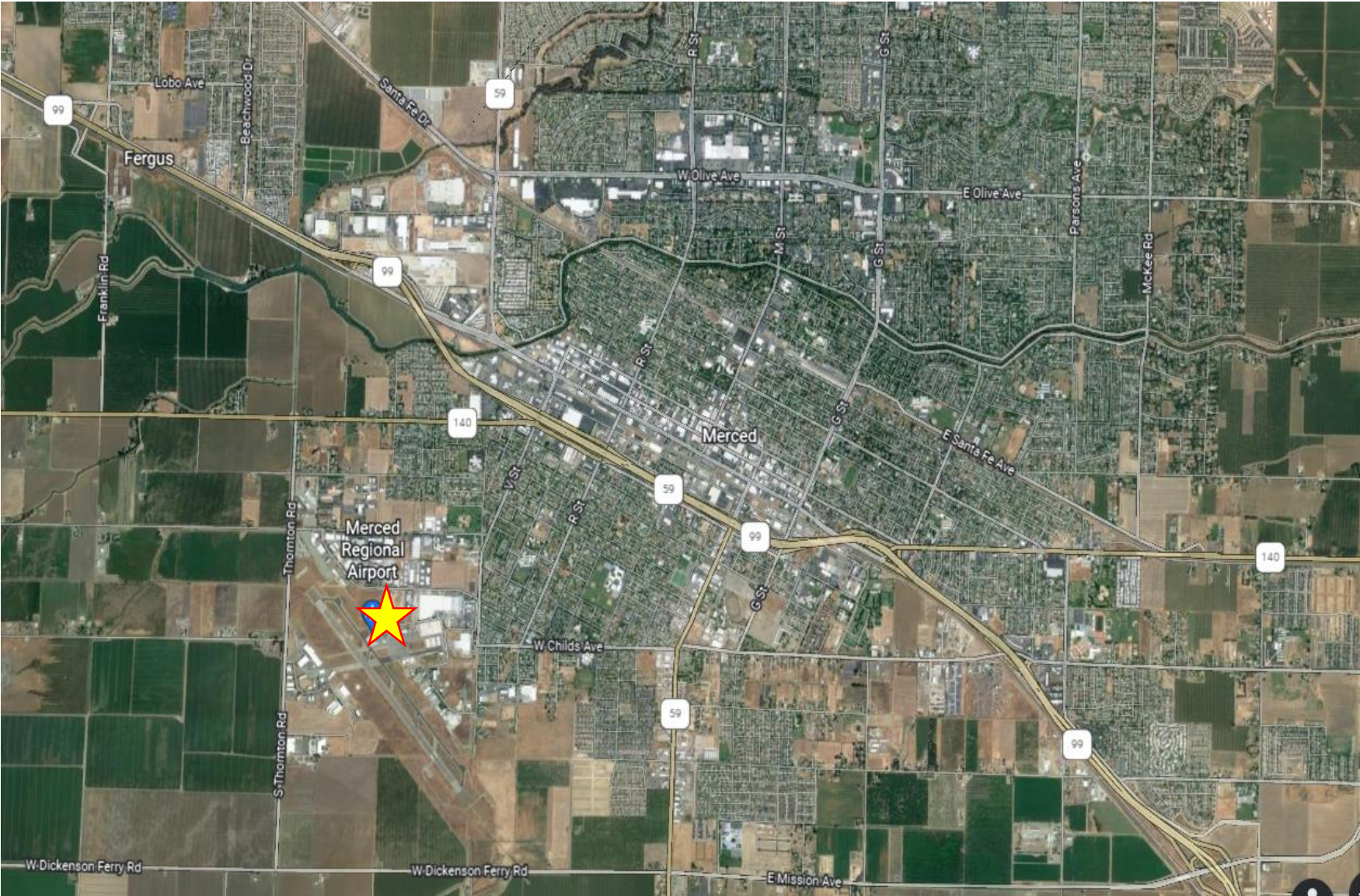


Currently under construction, the new Merced Regional Airport Terminal is a \$17 Million dollar project that will ensure continued growth for air travel.

PHOTOS



AERIAL





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