

FOR LEASE

**2777 N. Hwy 59, – 15,564 SF
Bldg. 'B'**



Fully sprinklered metal warehouse is 15,564 SF m/l - 102' x 150' m/l + a 12' x 20' m/l office. Asking \$.30/SF on an industrial gross basis. The minimum clear height is 22' 4 roll-up doors on the west side of the building and 4 roll-up doors corresponding on the east side of the building. All doors are at grade level but tenant may have access to recessed truck docks at NEC of Building 'C' nearby.

CAN ADD: 35,500 SF m/l of warehouse space in Building 'D'
 13,000 SF m/l of refrigerated walk-in box



Tinetti Realty Group

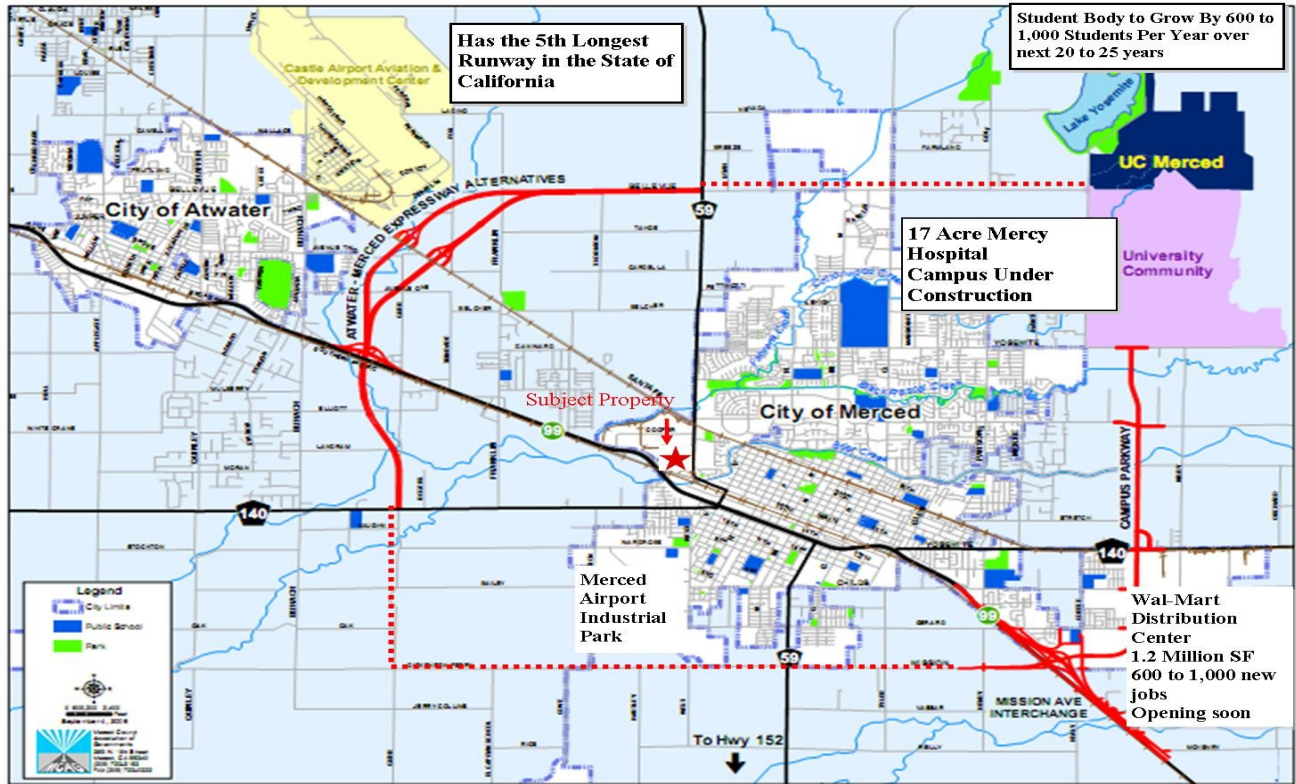
STEVE TINETTI

2930 G Street, Merced, CA. 95340

(209-354-3838

STinetti@MercedRealEstate.com

Loop System Map of Merced County



Aerial Map of Subject Property

Building C / 8 Truck Loading Dock

