

# **OFFICE AVAILABLE - FOR LEASE**

2777 N Hwy 59. Building A - Merced, CA

**7,126 SF Available at \$1.00/SF NNN**



7,126 ± SF free standing modern office bldg. with dedicated parking that can accommodate up to 84 cars. Dedicated parking lot is fully fenced and accessible via a mechanized (i.e. card reader) gate. The entire property is also fully fenced and accessed via 2 electronically controlled mechanized gates (1 from Hwy. 59 and 1 from Cooper Avenue). Property is zoned I-H (Heavy industrial) so office can't be tenanted by a business / professional user but can be occupied by governmental users as well as 'back office' (i.e. administrative office) user wherein general public does not have access. Large amount of fenced 'yard area' makes this

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**[www.MercedRealEstate.com](http://www.MercedRealEstate.com)**

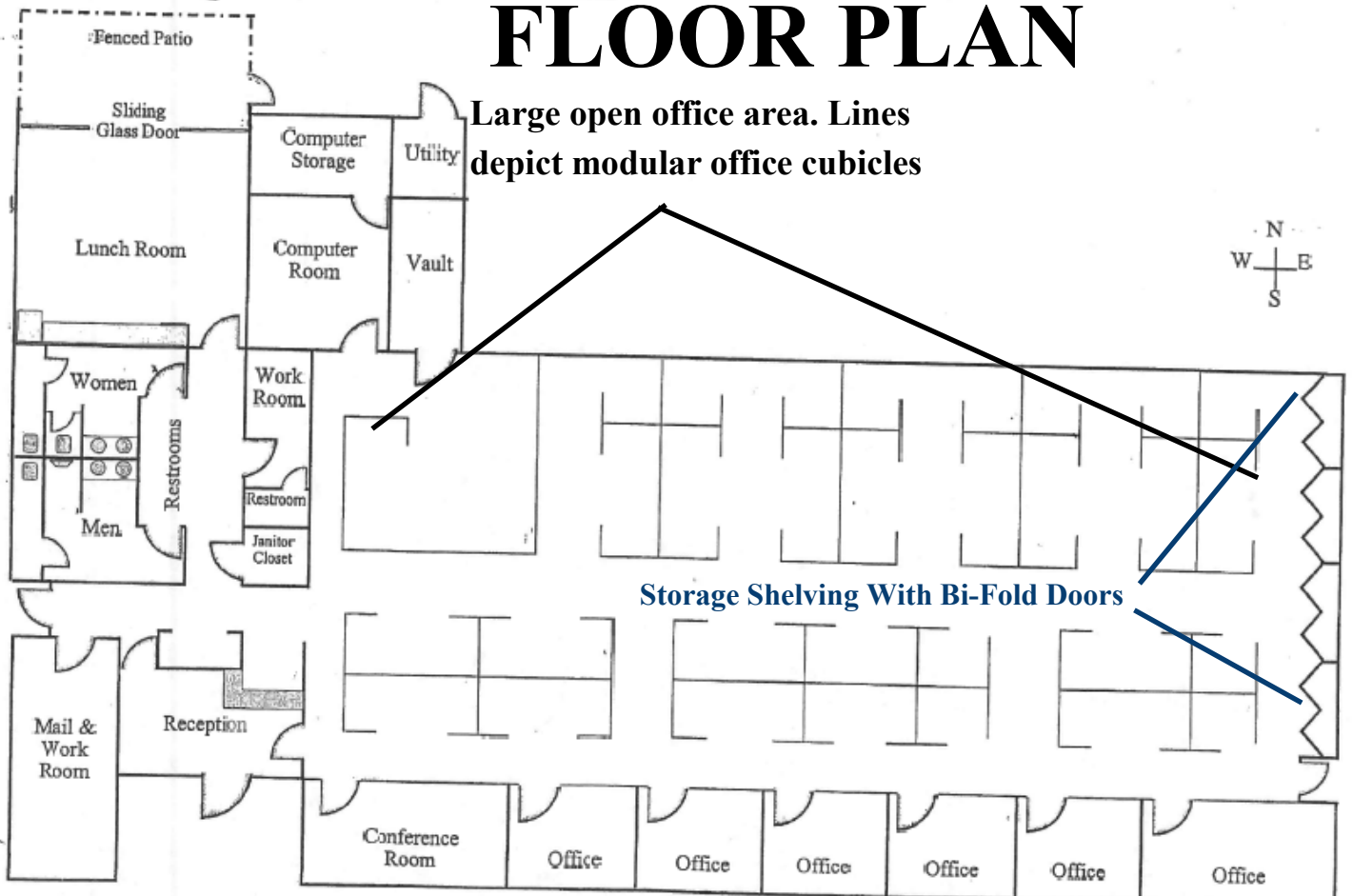


**Office Fences** - - - - -

**Property Fences** - - - - -

# FLOOR PLAN

Large open office area. Lines depict modular office cubicles



Storage Shelving With Bi-Fold Doors

# 2777 N. Highway 59—Buildings A & B

Can add yard area

Building A is a 7,126 SF modern stand-alone office building with large (84 vehicle) secured parking lot. Asking \$ 5,350 (\$ .75 / SF) / mo. NNN. Can add large yard area and additional parking .

Dedicated parking for 84 vehicles

4 recessed truck docks.

Can add additional parking

Building B is a 15,564 SF stand-alone warehouse (sprinklered) with 22' eave height. Has 8 grade level doors and access to 4 recessed truck docks.

Asking \$5,450 (\$ .35/SF) / month gross

Motorized Gate with Card Reader for Building A

Motorized Gate with Card Reader for whole property



Office Fences

Property Fences

# 27777 N Hwy 59 Bldg. A, Merced

