

FOR SALE

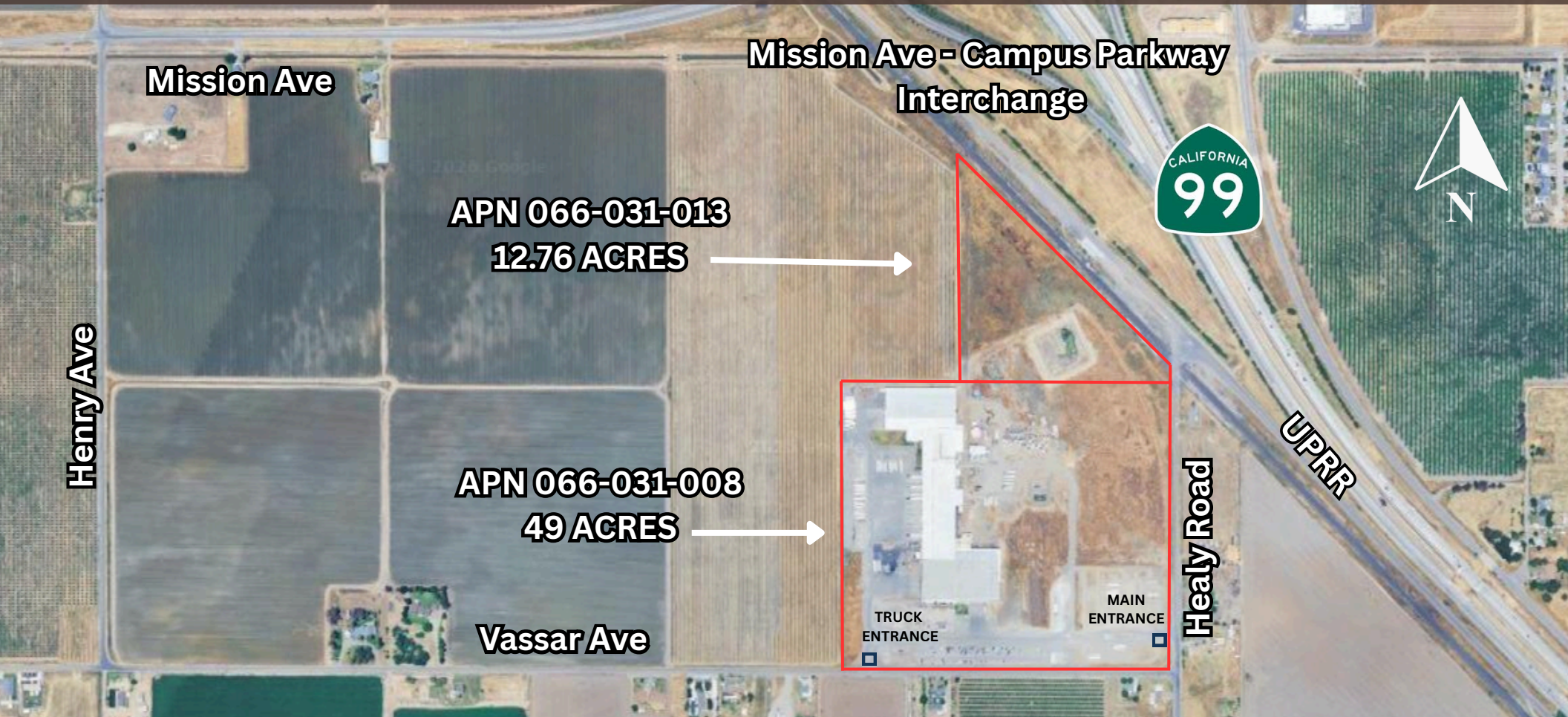
\$15,800,000 \$63.32 / SF

2674 VASSAR AVE

MERCED CA

FOR LEASE

\$.45 / SF NNN



249,511 SF INCLUDING 117,057 COLD STORAGE* ON 61.76+ ACRES

Solomon Ets-Hokin



CalDRE #01248264

(510) 427-0096

Sol@EHCRE.com

Mark Reckers



COMMERCIAL REAL ESTATE SERVICES

CalDRE #00938704

(209) 983-1111 (Cell)

MReckers@Lee-Associates.com

Steve Tinetti



Tinetti Realty Group
Full Service Brokerage &
Property Management

CalDRE #00475070

(209) 769-4898 (Cell)

STinetti@MercedRealEstate.com

SUMMARY

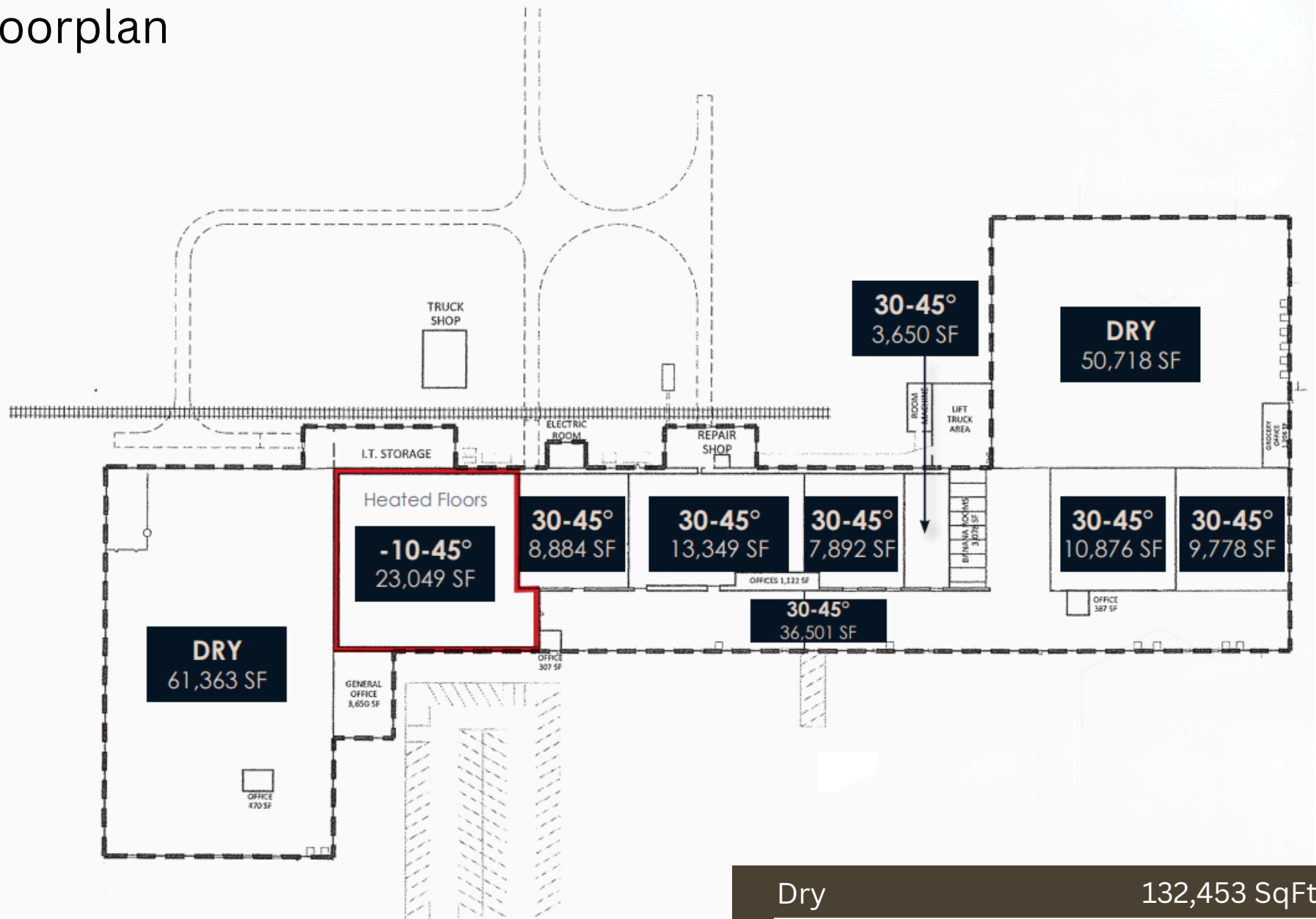
2674 Vassar Avenue in Merced is a 249,511± square-foot vacant warehouse-distribution facility situated on 61.76± acres (2 parcels), zoned M-2 in the County of Merced. Sited adjacent to the Highway 99 Mission Ave/Campus Parkway Interchange and within close proximity to Highway 140 and Highway 59. These major transportation corridors link the Central Valley's agricultural base to the Bay Area and Los Angeles, providing efficient access to production sites, food processing facilities, and key consumer markets across California. Located in the heart of California's great central valley, the property offers an opportunity to acquire a large-scale distribution center featuring both dry and cold storage capabilities within one of the nation's most significant agricultural markets. Of the total building area, 117,057 square feet is refrigerated (including 23,049 square feet of freezer space with heated floor), with temperature ranges from -10 to 45 degrees.

Originally constructed in the 1970s with multiple subsequent expansions (most recently in 2010), the facility features variable clear heights ranging from 15 to 35 feet, 37 dock-high doors, and eight grade-level doors. The property is currently vacant and includes substantial excess yard space, presenting investors with the opportunity to acquire an asset at a price well below replacement cost, with room to build additional buildings and/or provide industrial outdoor storage.

Property Details

Address	2674 Vassar Ave, Merced CA 95341
APN	066-031-008 (49 Acres) & 066-031-013 (12.76 Acres)
Warehouse SqFt	249,511± SqFt
Land (Acres)	61.76± Acres
Existing FAR	.0949
Clear Height	Varies from 15' - 35'
Dock High Doors	37
Grade Level Doors	8
Power	Primary 8,000 AMP, 480-277 3 Phase 4 Wire, from MID (MID Transformer can provide 2 megawatts), also includes two smaller meters PG&E and MID
Sprinklers	Yes 100% Wet System (Some areas ESFR); has on site 350,000 gallon store tank
Roof	Insulated Metal
Sewer	Provided by City of Merced (6"-8")
Water	Primary Pump 100HP-2000GPM. Back-Up Pump 60HP
Lighting	LED lighting with motion sensors throughout the warehouse. There is no LED lighting in the service center, truck shop, forklift bay(s). battery rooms, and offices
Zoning	M-2 (General Manufacturing Zone)

Floorplan



Dry	132,453 SqFt
Cooler	94,008 SqFt
Freezer	23,049 SqFt
Total Building	249,511 SqFt





Estimate Predicated Upon a 3,000 AMP Service
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	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	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	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 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 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

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 Commission 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 Commission 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

PRESENTED BY:



CalDRE #01248264

Solomon Ets-Hokin, Broker/Owner
376 Blue Oak Ln, Clayton, CA 94517
Cell: (510) 427-0096
Sol@EHCRE.com



COMMERCIAL REAL ESTATE SERVICES
CalDRE #00938704

Mark Reckers, Senior Vice President
241 Frank West Circle, Suite 300 Stockton, CA 95206
Cell: (209) 983-1111
Direct: (209) 983-6838
MReckers@Lee-Associates.com



CalDRE #00475070

Tinetti Realty Group
Full Service Brokerage &
Property Management

Steve Tinetti, Broker Owner
2930 G Street, Merced CA 95340
Cell: (209) 769-4898
Direct: (209) 354-3838
STinetti@MercedRealEstate.com