

FOR SALE

\$1,250,000

24,142 SF Bldg on 5 Acre Parcel

1891 Wardrobe Avenue, Merced

7.51% Cap Rate

(after deducting value of excess acreage)



- **National Tenant** (Solar City - A NYSE traded company)
- **Leased through 12/31/18 with two 3 year renewals** (Renewals have 4%/yr COLAs)
- **2.44 excess acres** (Not part of lease) **included in sale.** (Est. Value \$212,500 @ \$2/SF)
- **Building is Fully insulated with fire sprinklers throughout** (Including Canopy)
- **1,000 AMP 3 phase electrical service**
- **3,227SF of Office space** (2,026SF on 1st floor + 1,201SF on 2nd floor)
- **825SF Mezzanine Storage**
- **14,574SF Shop/Warehouse area**
- **630SF Shop Building attached to North end of main structure**
- **1,836SF insulated Walk-In Box**

Steve Tinetti LIC#00475070
(209) 354-3838 / (209) 769-4898
STinetti@MercedRealEstate.com



Tinetti Realty Group

2930 G Street, Merced CA

www.MercedRealEstate.com

