



BUTTERFIELD 5

T E C H P A R K

BUTTERFIELD BOULEVARD, SUTTER BOULEVARD AND DIGITAL DRIVE,
MORGAN HILL, CA

AVAILABLE FOR LEASE
CLASS A STATE-OF-THE-ART INDUSTRIAL
BUILDINGS | ±70,305 - ±244,489 SF

BLDG 3
LEASED

BLDG 1
LEASED

www.butterfield5.com

 **Invesco** **CBRE**

— PROJECT / AREA OVERVIEW

Butterfield 5 Tech Park B5 is located within the 380 acre Morgan Hill Ranch Business Park (“The Ranch”). The Ranch is a vibrant, diversified mixed-use business park attracting dynamic companies from the technology, advanced manufacturing and industrial sectors. Located directly off Highway 101, B5 is accessed via Cochrane Road which serves as the “Gateway to Morgan Hill”. This corridor offers a multitude of retail and hospitality services within easy walking distance for the park’s workforce.



ATTRACTIVE MIXED-USE ENVIRONMENT



B5 offers employers with a full array of product types including office, R&D, flex tech industrial, new multi-family residential units, a beautiful three-acre public park, with walkability to retail and hospitality services

REVERSE COMMUTE



Fantastic southern location to attract either west valley employees or capitalize on the rich talent base of technology and advanced manufacturing professionals who live in South County

CONNECTED TRANSPORTATION LINK

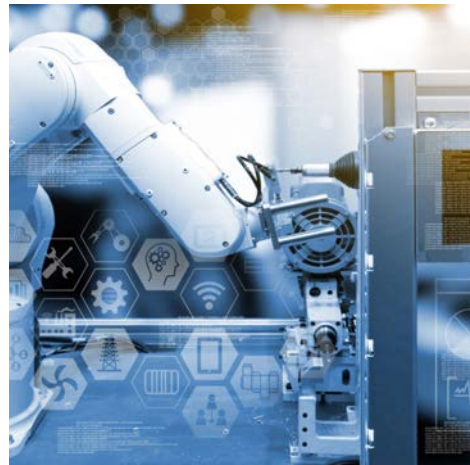


The Caltrain Station is located ± 1 mile southwest of B5, providing efficient access to the greater Bay Area

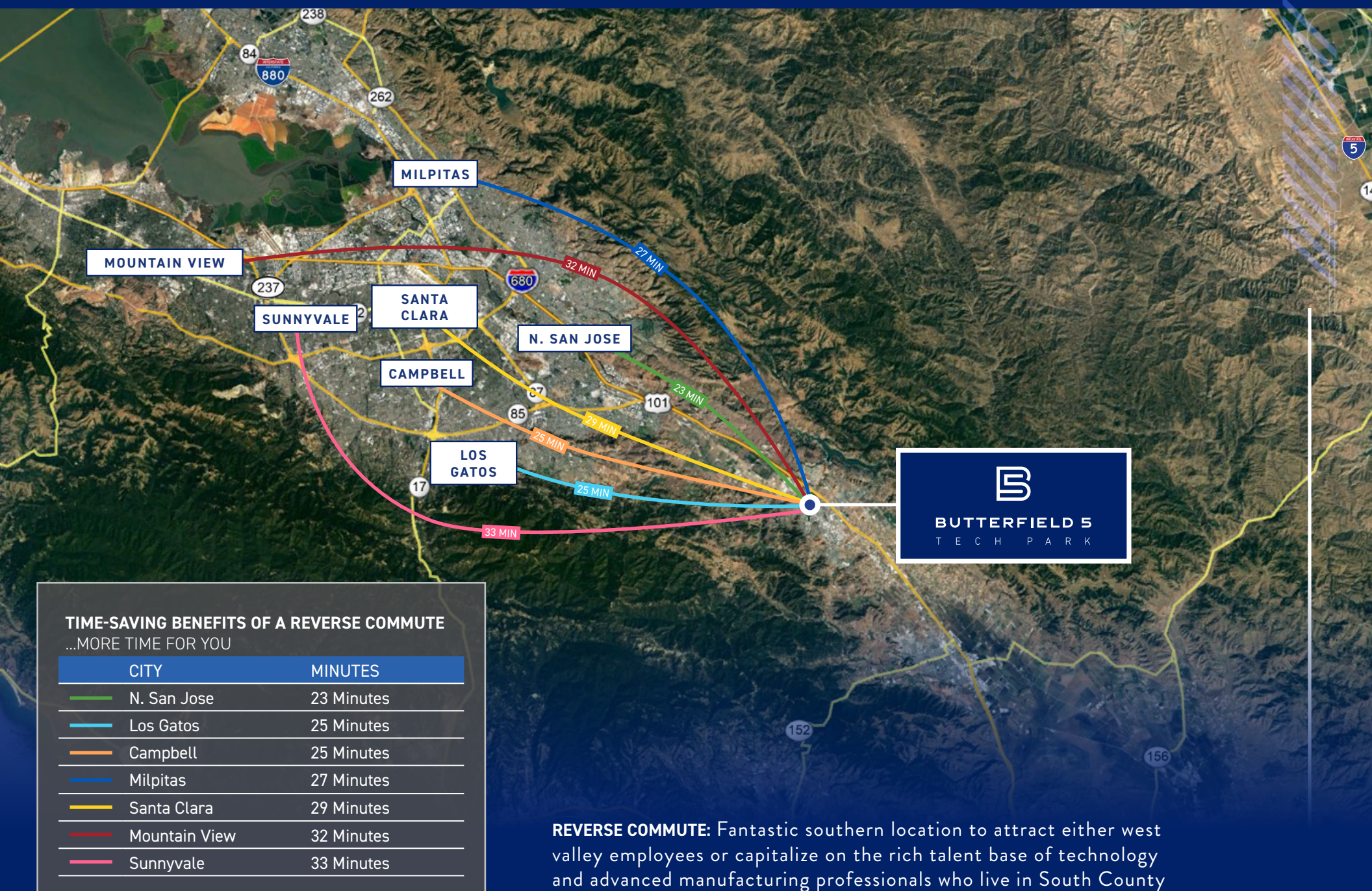
PROJECT FEATURES

LIMITLESS POSSIBILITIES

- + Master planned business park
- + Five freestanding state-of-the-art industrial buildings
- + Suitable for advanced manufacturing, life science, industrial and warehouse uses
- + Prominent entry features and extensive window line
- + 2,500-3,000 amps (277/480 volts)
- + 28'- 32' clear heights
- + Dock and grade level loading
- + +2/1,000 parking (higher "super park" ratio available)
- + Build to suit office space
- + ESFR sprinkler system
- + EV Charging stations ready throughout the project



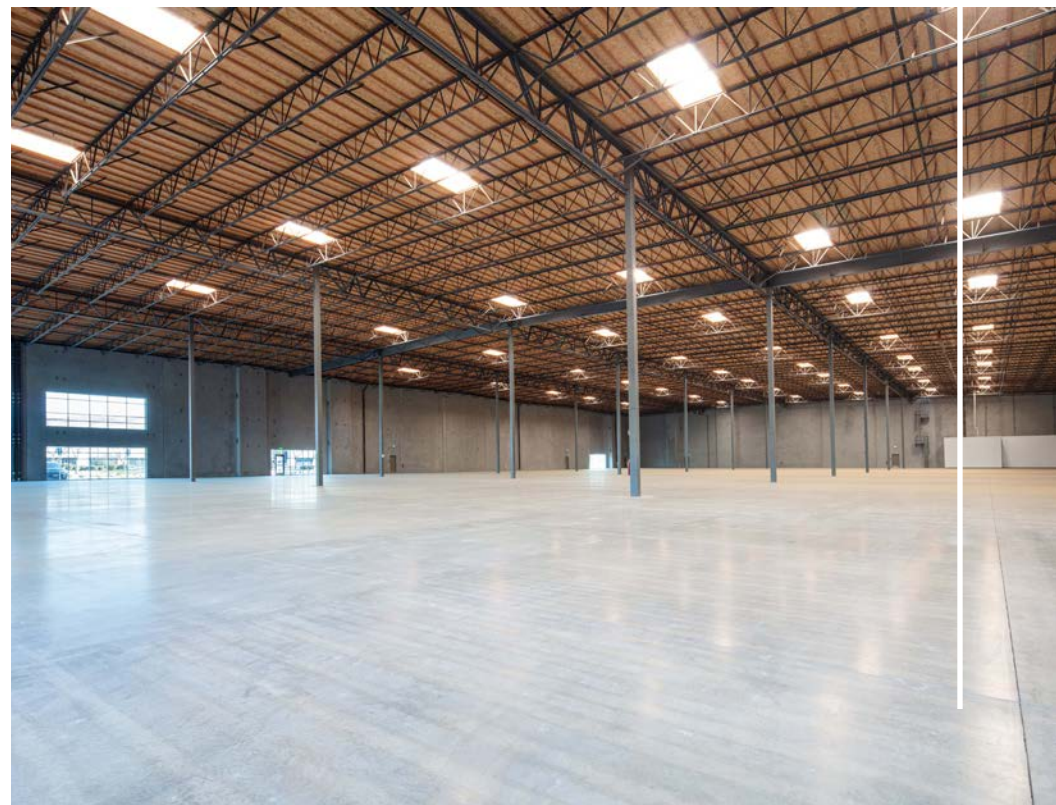
— REVERSE COMMUTE



SITE PLAN

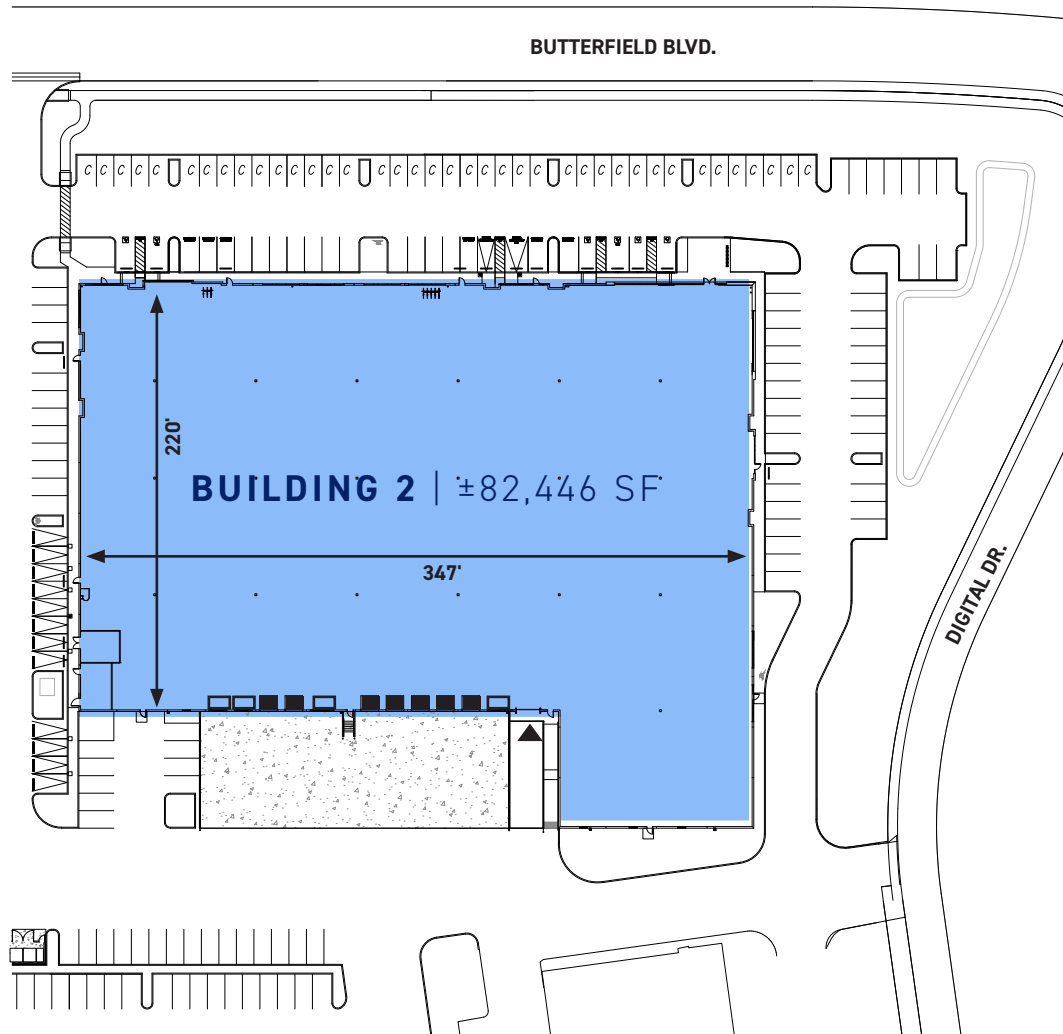


— PHOTOS —



BUILDING 2 | ±82,446 SF

18215 BUTTERFIELD BOULEVARD

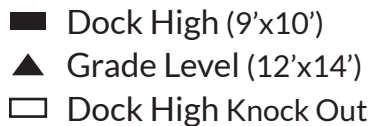


- Dock High (9'x10')
- ▲ Grade Level (12'x14')
- Dock High Knock Out

BUILDING 2	±82,446 SF
OFFICE SF	Shell
CLEAR HEIGHT	32'
COLUMN SPACING	Avg. 50' x 52' 60' Speed Bay
POWER	2,500 Amps, 277/480 Volt
PARKING	1.86/1,000 SF 154 Stalls
EV CHARGING STATION READY	4
LOADING	7 Dock-high 1 Grade-level 4 Dock-high knock out
FLOOR	7" Reinforced Concrete 3,500 psi
SPRINKLERS	ESFR
TRUCK COURT	130'

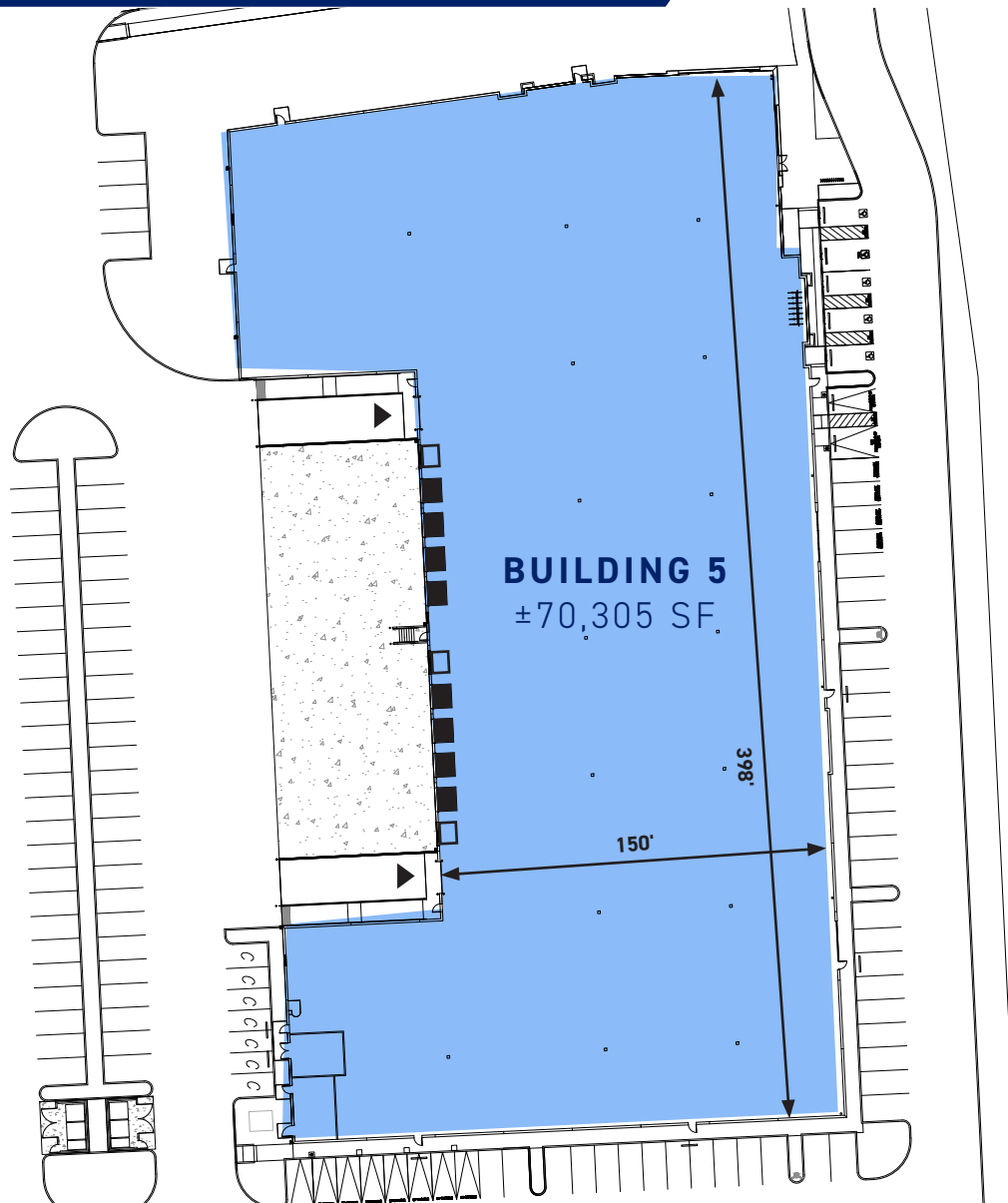


18125 SUTTER BOULEVARD



BUILDING 5 | ±70,305 SF

18115 SUTTER BOULEVARD



- Dock High (9'x10')
- ▲ Grade Level (12'x14')
- Dock High Knock Out

BUILDING 5	±70,305 SF
OFFICE SF	Shell
CLEAR HEIGHT	28'
COLUMN SPACING	Avg. 50' x 52' 60' Speed Bay
POWER	2,500 Amps, 277/480 Volt
PARKING	1.76/1,000 SF 124 Stalls
EV CHARGING STATION READY	3
LOADING	8 Dock-high 2 Grade-level 3 Dock-high knock out
FLOOR	7" Reinforced Concrete 3,500 psi
SPRINKLERS	ESFR
TRUCK COURT	130'



NEIGHBORHOOD OVERVIEW



CORPORATE NEIGHBORS



1 Anritsu

2 Gryphon Financial Group

3 Specialized

4 Golden State Assembly

5 Terrapin Systems

6 RNDC

7 Tecan

8 Infenion Technologies

9 Neutronix

10 Amtech Microelectronics

11 Kettle Cuisine (formerly del Monaco)

12 Lusamerica Foods

13 Aragen Bioscience

14 TenCate Advanced Composites

15 JD Sports

16 Koco Motion US

17 Creative Manufacturing Solutions

18 Coretest Systems

19 NxEdge

20 Applied Motion Products

21 Silicon Valley Glass

CalTrain Transit Center

Shopping Center

Downtown Morgan Hill

— NEIGHBORHOOD AMENITIES



COCHRANE COMMONS

TARGET
STAPLES
DICK'S SPORTING
GOODS
CHILI'S
STARBUCKS
JAMBA JUICE

RED ROBIN
MR. PICKLES
MOD PIZZA
T-MOBILE
VERIZON
COMMONWEALTH
CREDIT UNION

COURTYARD
MARRIOTT

IN-N-OUT
DENNY'S

MADRONE VILLAGE

PEET'S COFFEE
CHIPOTLE
FIVE GUYS
ERIK'S DELI CAFE
FED EX OFFICE
AT&T
ANYTIME FITNESS

COCHRANE PLAZA

WALMART
HOBBY LOBBY
BIG 5

EL CAMINO REAL

101

MORGAN HILL

OUTDOOR SPORTS CENTER

AQUATIC CENTER

TRADER JOE'S
WALGREENS

SAFEWAY
HOME DEPOT
CVS

B
BUTTERFIELD 5
TECH PARK

BUTTERFIELD BLVD

Caltrain

MORGAN HILL PLAZA

ROSS
PHO MORGAN HILL
MEXICANA JUICE & SMOOTHIES
EXPRESS PRINTING

TENANT STATION

SAFEWAY
24 HOUR FITNESS
CINELUX
JOANN FABRICS

MONTEREY RD

VINYARD TOWN CENTER

NOB HILL
TJ MAXX
MC DONALDS
ERIK'S DELI CAFE
UPS STORE
BANK OF AMERICA



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BUTTERFIELD 5

T E C H P A R K

18115

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