

For Lease | E&P Logistics Center

±39,297 SF to ±120,996 SF Warehouse Distribution Space

201 & 221 Yamane Drive | Gilroy, CA



Deliverable
Q4 2024 - Q1 2025

Highlights

Slab Thickness and Rebar Spec	6" slab with #4 @ 18" OCEW
ESFR	ESFR
Column Spacing	±56' x 56'
East / West Bay	±60' x 60'
North / South Bay	±47' x 56'
Building Dimensions	±344' deep x 550' (including popouts)
Power	3,000A @ 277/480 Volts
Total Parking Provided	141
Trailer Parking Provided	37
Zoning	M-1 Limited Industrial
Roof	60 mil TPO
Skylights	(55) ±4' x 8' dual dome skylights with security bars
Min. Clearance	±32'
Speed Bay	±60'
Dock Equipment	Pit levelers for 50% of the dock doors, and edge-of-dock on the balance
Fiber	High speed fiber/data available



Contact Brokers

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Site Plan

▲	Grade Level Door
△	Dock High Door

Contact Brokers

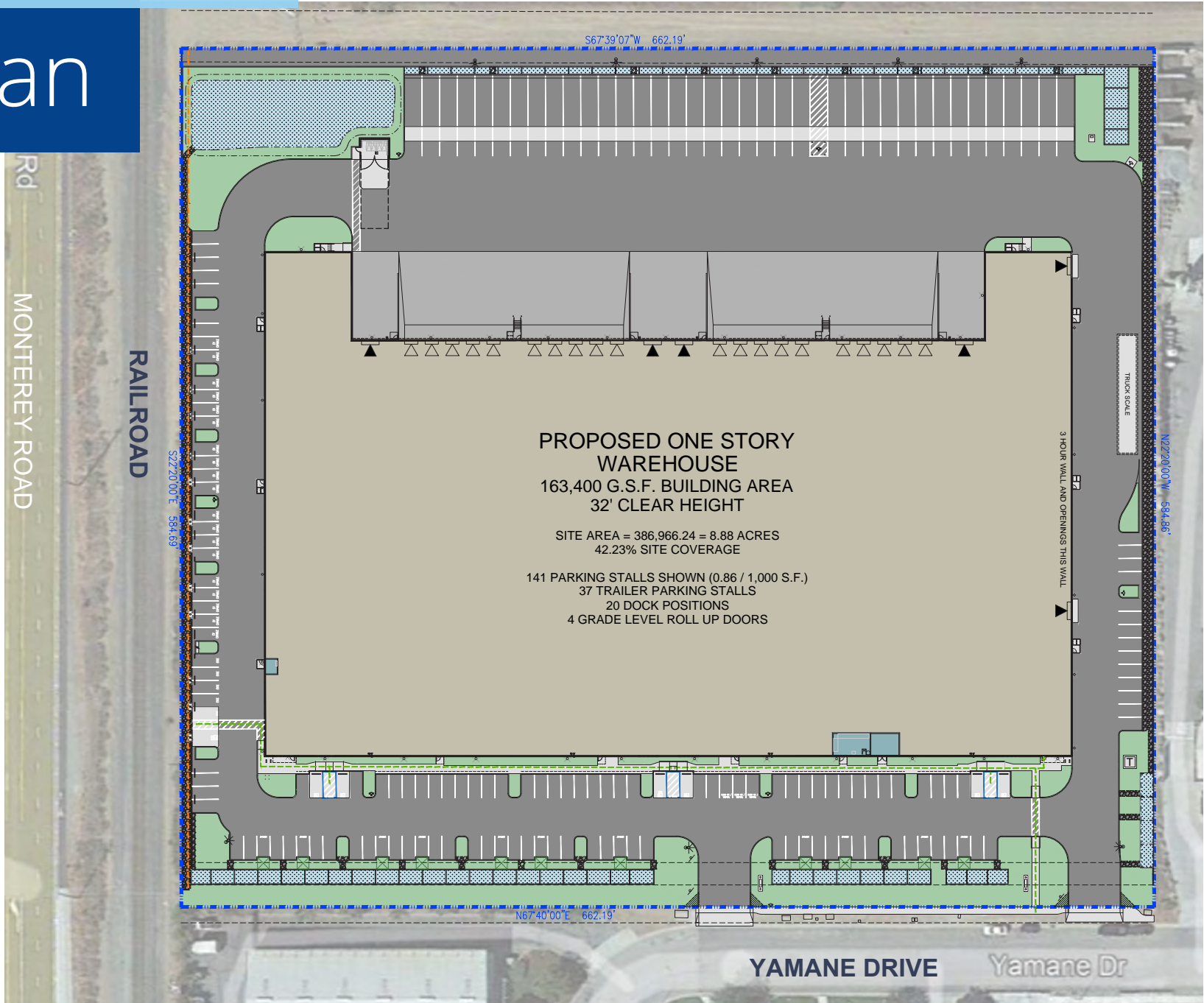
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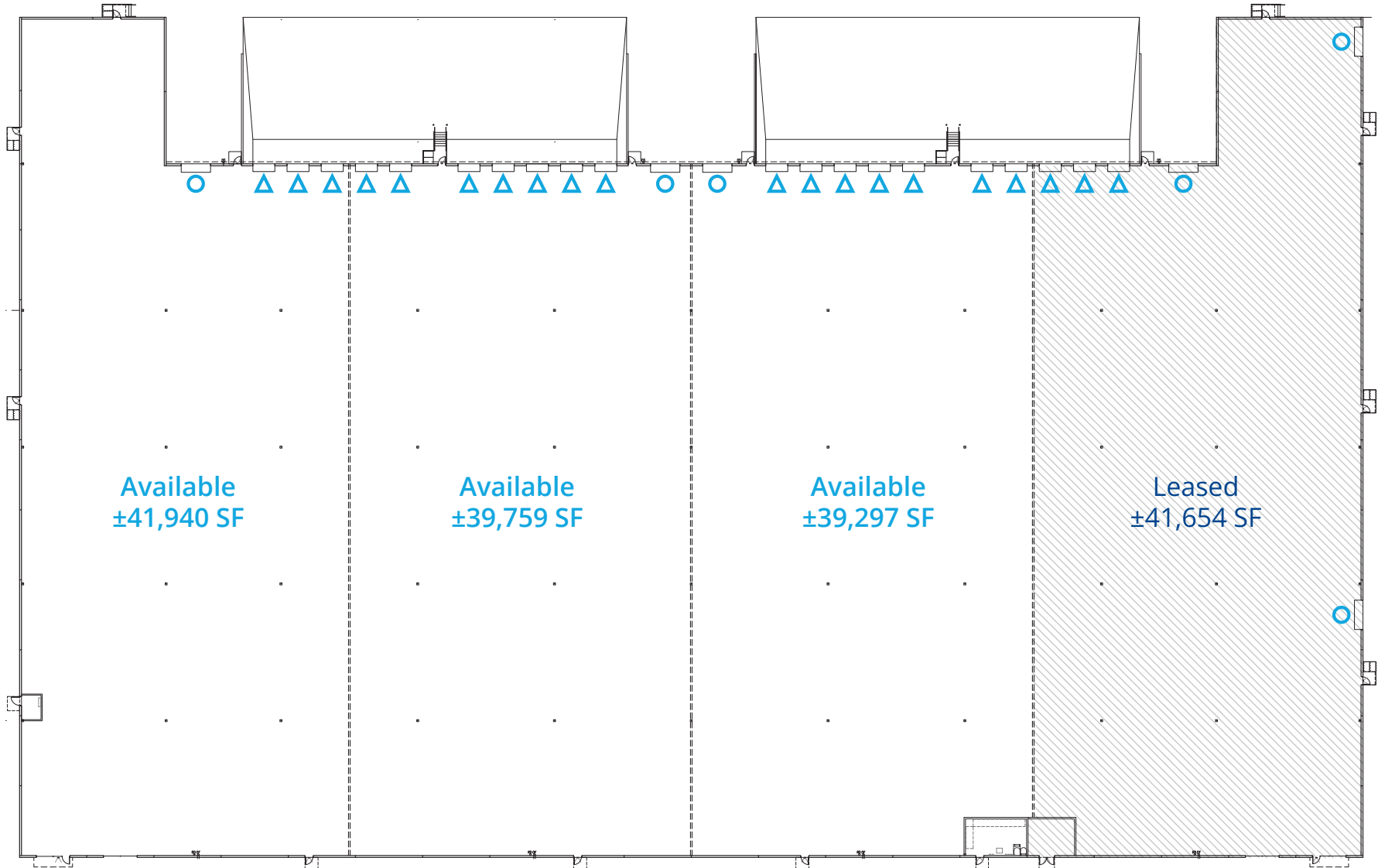
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Floor Plan

	Grade Level Door
	Dock High Door

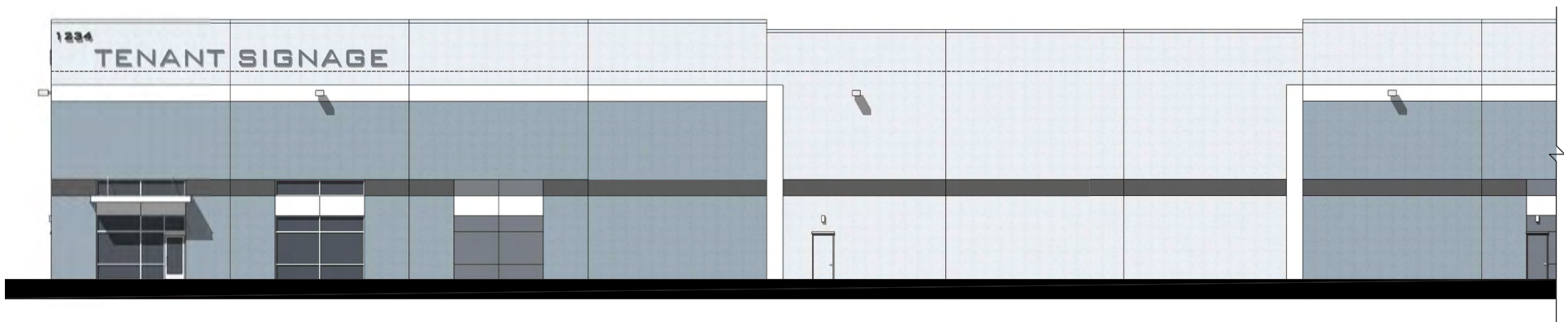


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Overview



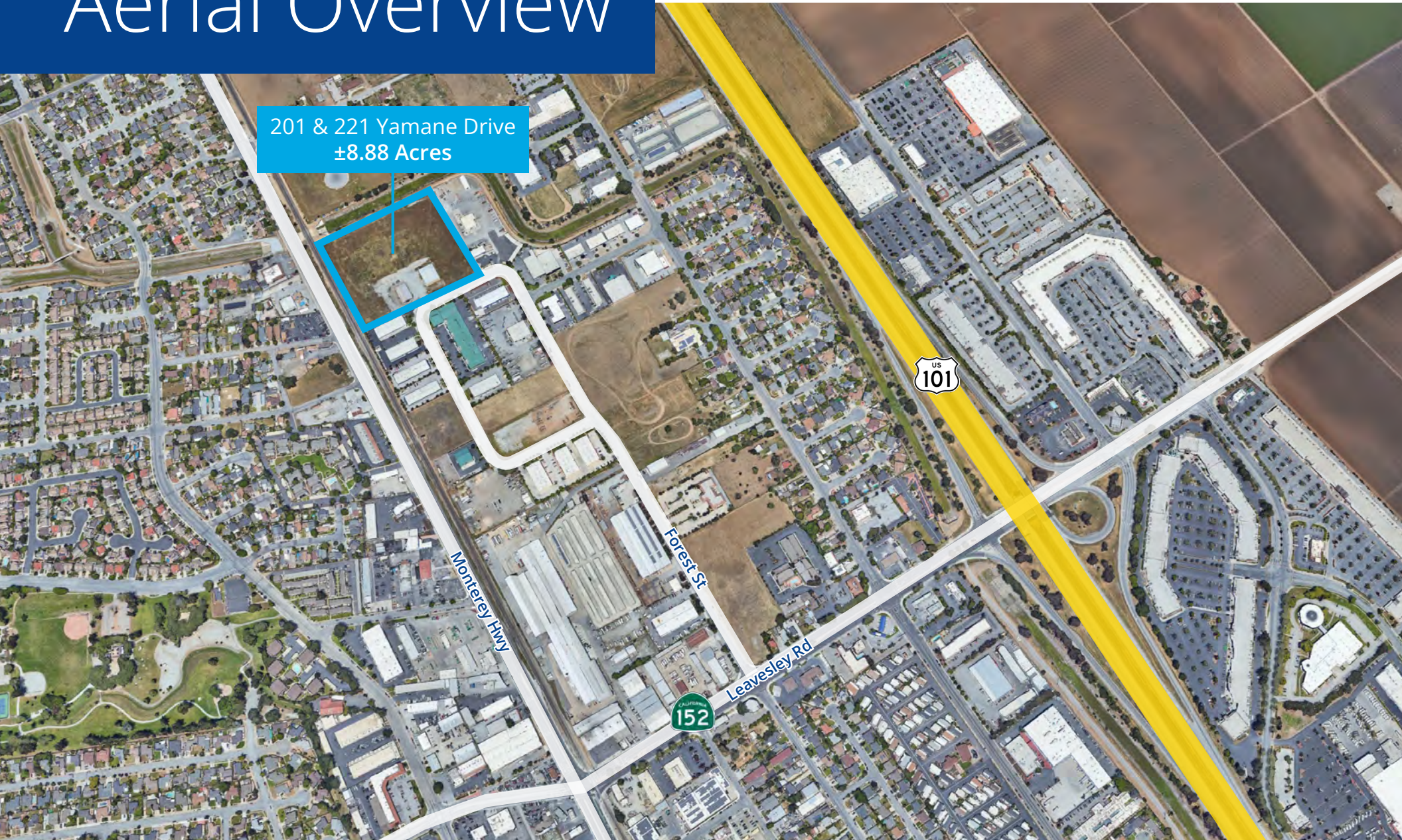
Elevations



201 & 221 Yamane Drive | Gilroy, CA

Aerial Overview

201 & 221 Yamane Drive
±8.88 Acres



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Location Overview

Location Highlights



Centrally located
in Gilroy



±30 miles to San Jose



Immediate access
to Hwy 101
±30 mile to I-5

Demographics *10 mile radius*



128,073

Total Population



\$1,096,006

Median Home Value



\$127,992

Median HH Income



22%

Blue Collar
Employees

