

# INDUSTRIAL SPACE FOR LEASE

16550 RAILROAD AVENUE, UNIT E/F, MORGAN HILL, CA.

±2,112 Square Feet

## HIGHLIGHTS:

- MULTI-TENANT HEAVY INDUSTRIAL
- TWO (2) OFFICES, RESTROOM, BALANCE WAREHOUSE
- 14' CLEAR HEIGHT
- 2.33/1,000 SF PARKING RATIO
- TWO (2) 10'X10' GRADE LEVEL TRUCK DOORS
- 100 AMPS, 3-PHASE POWER
- WAREHOUSE LIGHTING
- FIRE SPRINKLERS
- \$1.50/PSF, INDUSTRIAL GROSS (\$0.11/SF CAM)

## MAP:



**RITCHIE** *Commercial*  
RESPONSIBLE REAL ESTATE

Contact Exclusive Agent:

**BRIAN COSTELLO**, Senior Vice President

[bcostello@ritchiecommercial.com](mailto:bcostello@ritchiecommercial.com)

DRE # 01914680

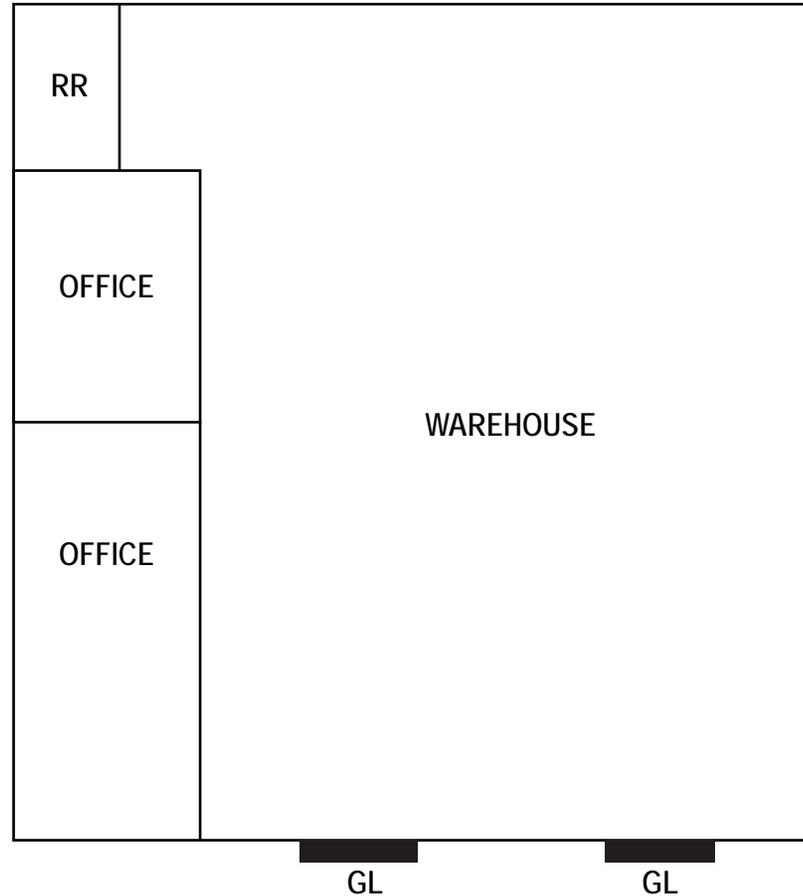
1 408.316.7447

The information contained herein has been obtained from sources we deem reliable. We cannot, however assume responsibility for its accuracy.

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FLOOR PLAN NOT TO SCALE

**RITCHIE** Commercial  
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113

408.971.2700 fax: 408.971.1600

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San Francisco | San Jose | Santa Cruz

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