

FOR SALE

RARE SINGLE STORY FLEX/R&D PROPERTY

ADDRESS: 385 WOODVIEW AVENUE, MORGAN HILL, CA 95037

ASKING PRICE: \$8,950,000



Martin A Morici

Senior Director | Office, R&D Industrial

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LIC: #00990974

Clayton Temple

Senior Director

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CURRENT NOI: \$646,943.04 / CAP RATE: 7.23%

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**RARE SINGLE STORY FREESTANDING
R&D/FLEX BUILDING**

- **Rare Single Story Freestanding R&D/Flex Building**
- APN: 726-33-008
- Building Size: ±32,045 SF
- ±12,658 SF available for immediate occupancy with an additional 13,304 SF available upon tenants' upcoming lease expirations.
- Land Size: ±88,427 SF (2.03 AC)
- Year Built: 1986 / Renovated 2009
- Clear Height: 22' (Buyer To Verify)
- Power: TBD (Buyer To Verify)
- High-End Office Interiors
- Four (4) Grade Level Doors
- Parking Stalls: 94 (Buyer To Verify)
- Fire Sprinklers: Yes
- Zoning: Light Industrial (IL), (Buyer To Verify Zoning & Approved Uses)
- SBA Financing Opportunity
- Location Description: The property is located in north Morgan Hill along a major thoroughfare, Cochrane Road and Monterey Road. In close proximity to numerous restaurants, retail amenities, and much more. Close distance to Highway 101.



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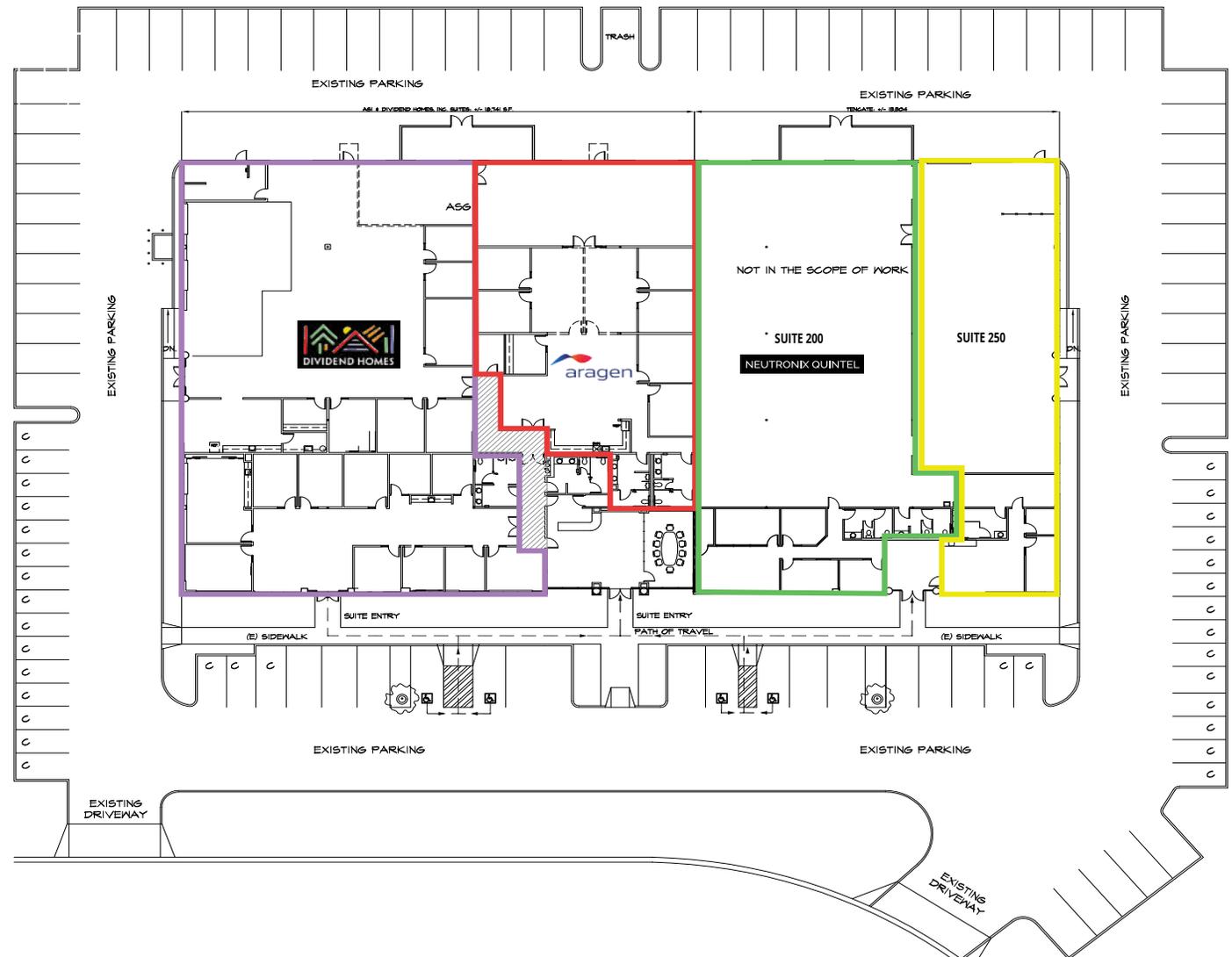
**RARE SINGLE STORY FREESTANDING
R&D/FLEX BUILDING**

Dividend Homes 12,658 SF
Month to Month Lease,
Willing to extend lease for
a 3 year term following
close of escrow

Aragen 6,083 SF
Leased through 2027
Tenant Flexible w/ Desire
to Terminate Lease Early

Neutronix 8,280 SF
Month-to-Month

Vacant 5,024 SF



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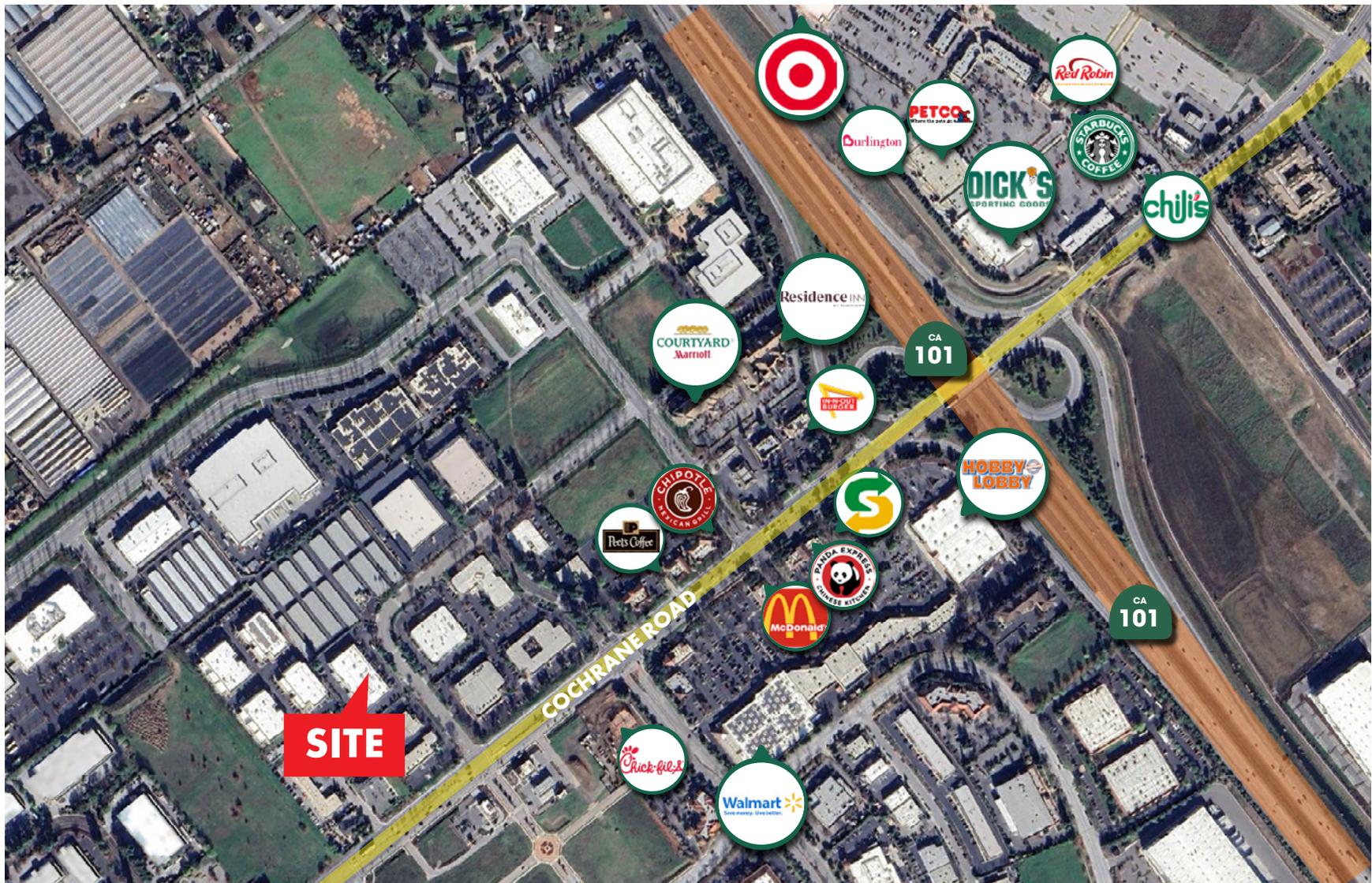
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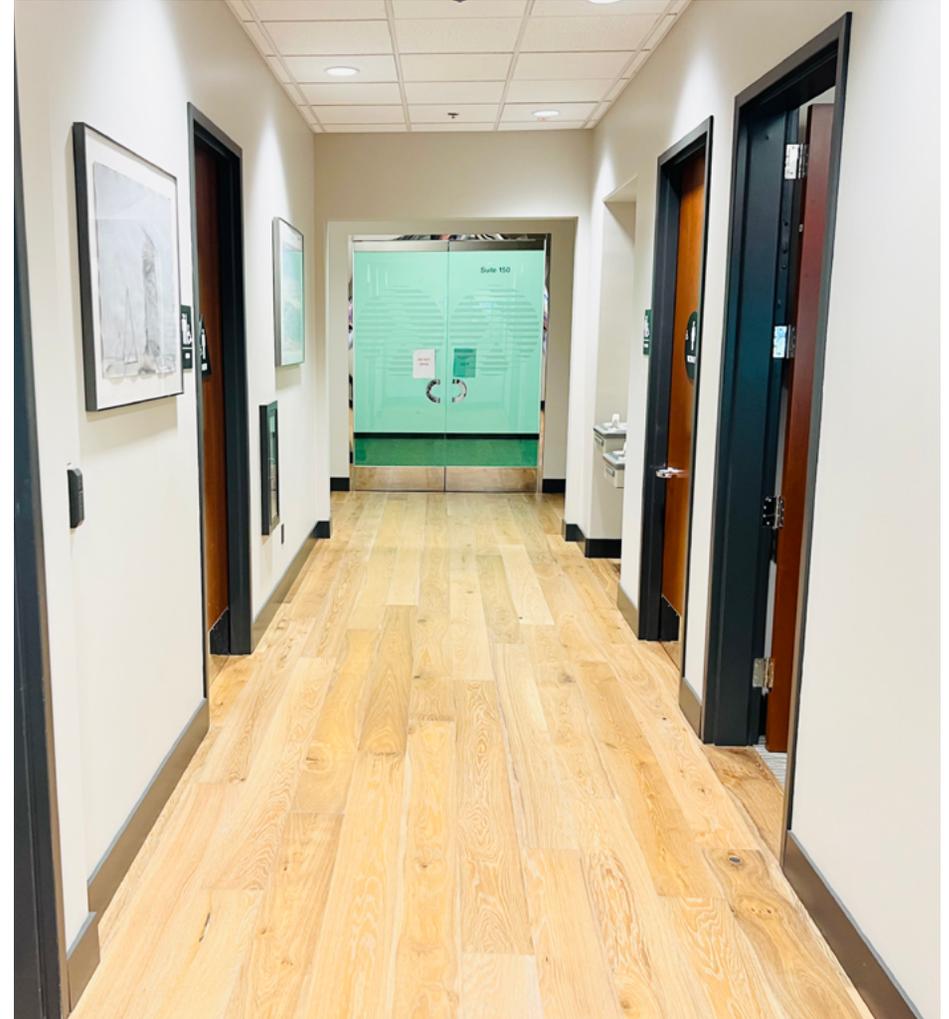
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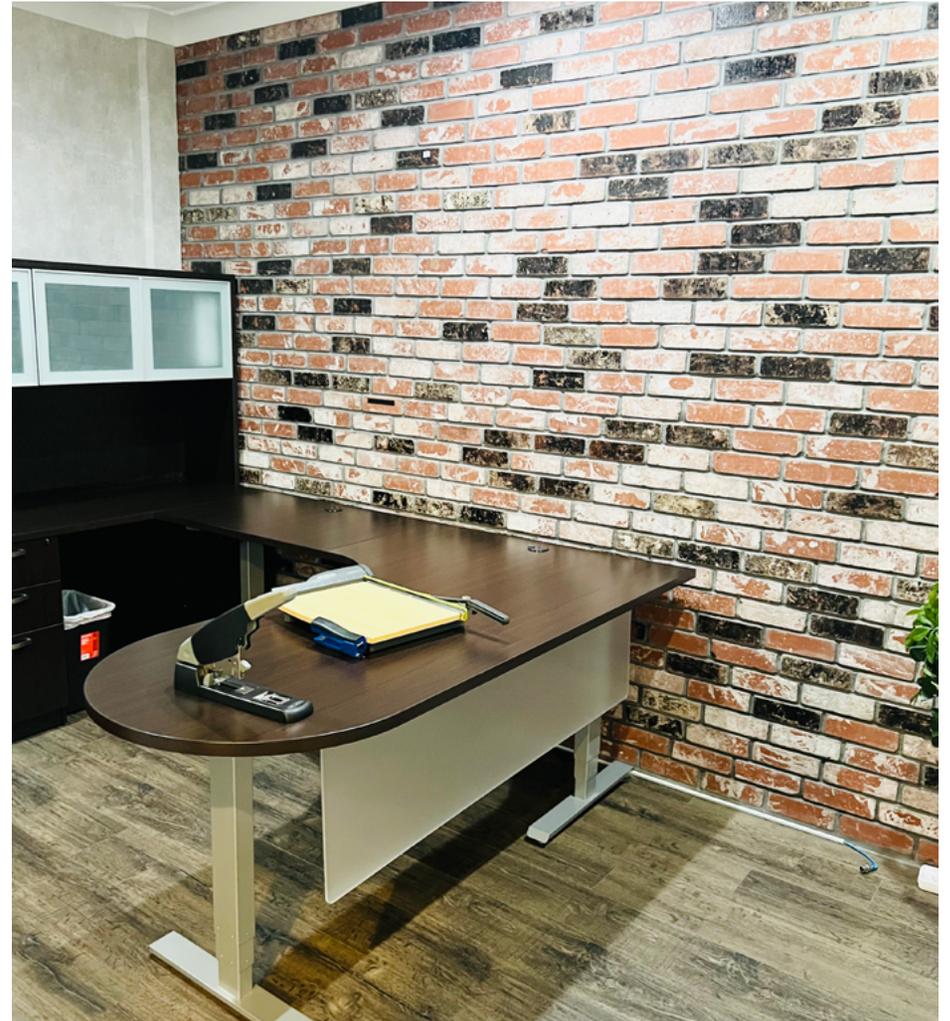
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