



FOR SALE

8901 Murray Ave
Gilroy, CA

±10,210 SF Industrial Building on One (1) Acre

Highlights

- Zoned M1; Light Industrial
- Currently five separate units w/Roll up Doors
- 800 Amps/208 Volt/3 Phase to Building
- Approximately 60% of the Building can be delivered to Owner/User
- ±6,000 SF and ±15,000 SF Yard available for Owner/User (Units A, B, C)
- 9x10' Grade Doors
- 12' Clear Height
- Do not disturb Tenants; Call to Tour
- Asking Price: \$3,400,000.00

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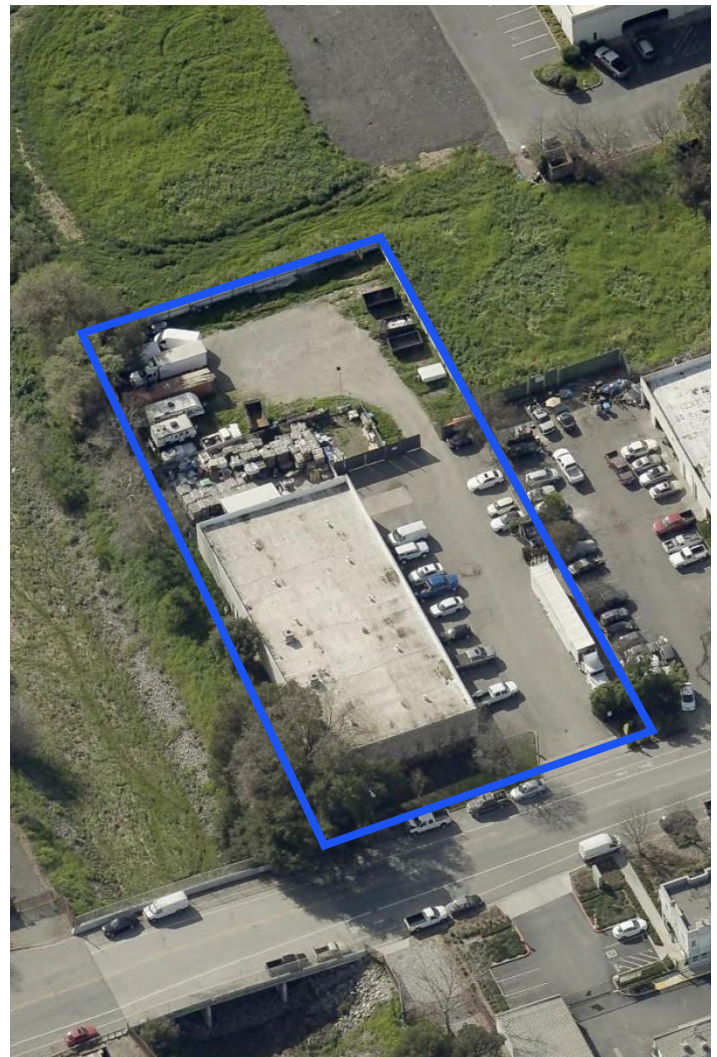
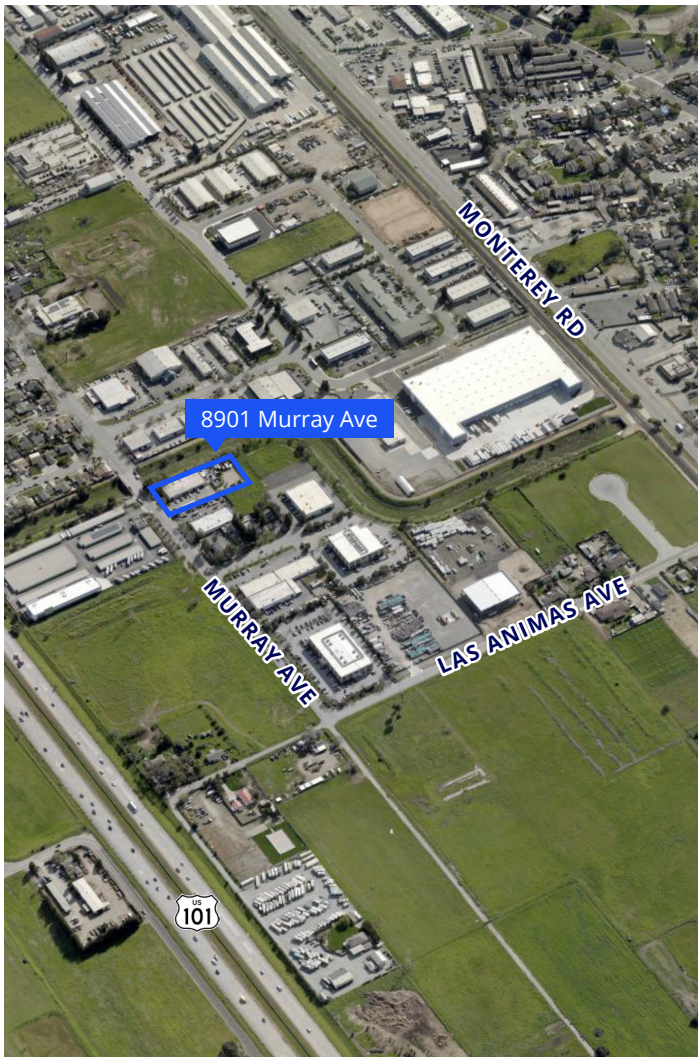
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Rent Roll

TENANT NAME	SUITE NO.	SF	MONTHLY RENT	\$ PER SF	LEASE DATE	LEASE EXP.	COMMENTS
Team Eagle	A	2,000	\$2,450.00		10/01/2023	09/30/2026	Can be delivered vacant
D-One Builders	B&C	4,000	\$5,000.00		01/01/2026	12/31/2027	Can be delivered vacant; Also using yard
Aparicio Flowers. Inc	D	2,000	\$2,450.00		04/12/2026	03/31/2028	
LS Oceanstrade/ Amgro	E	2,000	\$2,550.00		10/01/2025	09/30/2027	\$2,300.00 Base Rent + \$250.00 for portion of yard

Aerial Maps

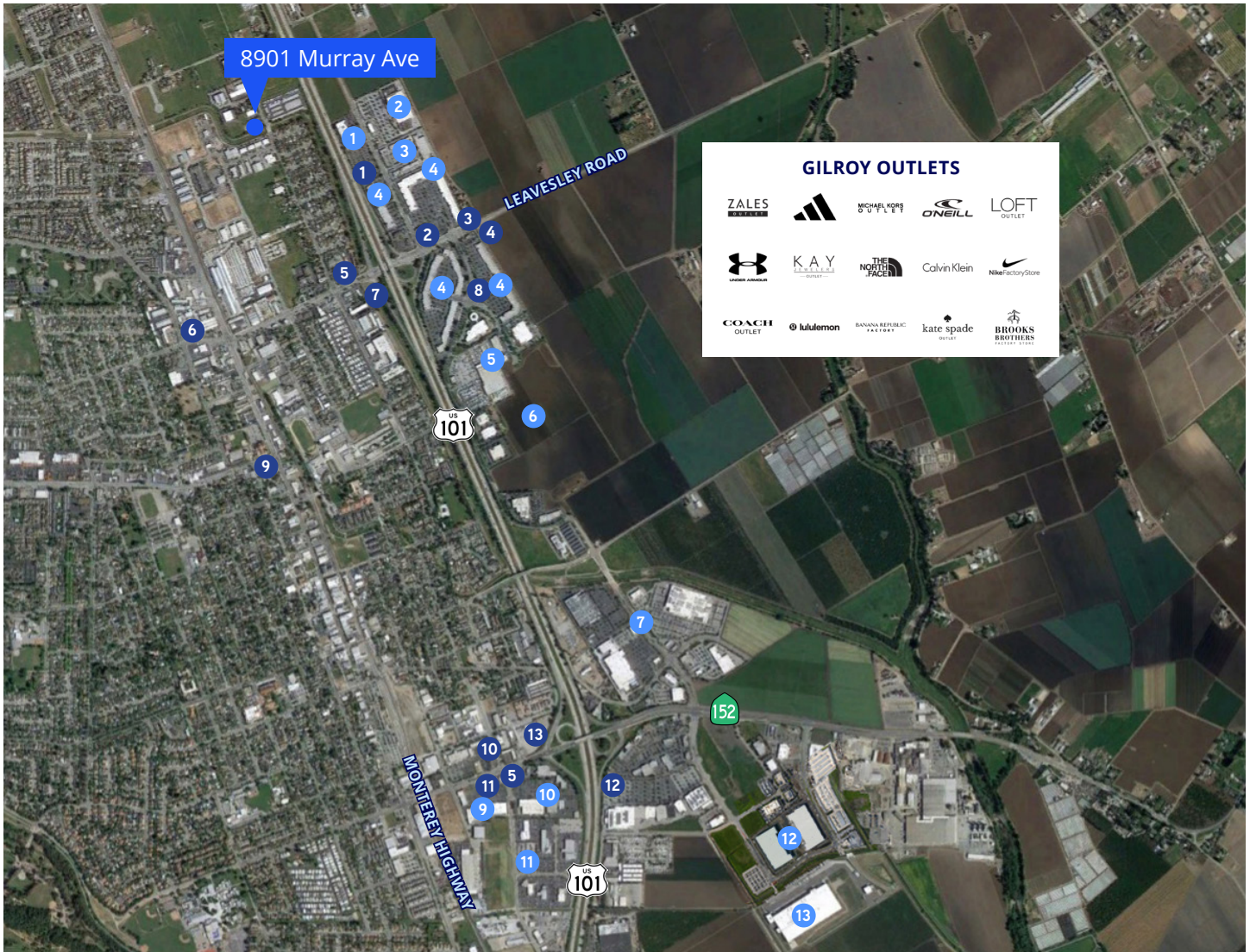


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Location Map



RESTAURANTS

- 1 Fresh Choice/Ginger Café
- 2 Denny's Diner
- 3 In & Out Burger
- 4 McDonald's
- 5 Black Bear Diner
- 6 Subway
- 7 Burger King
- 8 Applebees
- 9 Jack In The Box
- 10 Wendy's
- 11 Taco Bell
- 12 Buffalo Wild Wings
- 13 Chick-fil-A - Starbucks

MAJOR DEVELOPMENTS

- 1 Alamo Plaza (Gold's Gym, Ashley Home Store, Mancini's Sleepworld)
- 2 Home Depot - Staples
- 3 San Ysidro Center
- 4 Gilroy Premium Outlet Mall
- 5 Johnson RV Gilroy - RV Storage
- 6 South Point Business Park (Kaiser, GUSD, future Amazon Data Center)
- 7 Pacheco Pass Center (Walmart Supercenter, Costco, Marshalls, Minute Key)
- 9 Gilroy Village (Chrunch Fitness, Smart & Final)
- 10 South Valley Plaza (Gilroy DMV, Burlington Coat Factory, Arteagas Food Center, Guitar Center)
- 11 Gilroy Auto Mall
- 12 McCarthy Business Park
- 13 UNFI Distribution Center

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Industrial Uses

	CI	M1	M2
Commercial Uses			
Ancillary Retail ⁴	C	C	C
Animal Hospital/Boarding (aka Kennel, Indoor or Outdoor)		C	X
Amusement or Recreation Facility		C	C
Automobile Repair or Body Shop		X	X
Building Materials Sales and Storage Establishments		X	X
Cafeteria (for Employees Only)	X	X	X
Dry Cleaning and Laundry Facilities (Bulk)		X	X
Office (Corporate)	X	X	X5
Printing Shops	X	X	X
Professional Offices	X	X	
Restaurant ⁷	X	C	C
Trailer, Commercial Truck, and Industrial Equipment Lease or Sales		X	X
Veterinarian Office		X	
Industrial Uses			
Assembly Plant—Electronics	X	X	X
Assembly Plant—Light (Scientific/Medical)	X	X	X
Assembly Plant—Heavy (Vehicles/Vessels/Equipment)			X
Cabinet Shop		X	X
Chemical Supply Establishment			X
Concrete Batch Plant			C
Contractor's Yard		X	X
Crematorium		X	X
Data Processing Establishment	X	X	X
Distribution Facility		C	C
Feed Yard		C	X
Food Processing Plant		C	X
Hazardous Waste Transport, Recycling, Processing, or Storage Facility ^{2,3}			C
Laboratory		X	X
Lumber Yard		X	X

	CI	M1	M2
Machine Shop		X	X
Manufacturing Plant—Electronic Components, Plastics, Ceramics	C	C	X
Manufacturing Plant—Heavy (Vehicles, Equipment, etc.)			X
Manufacturing Plant—Light (Scientific/Medical)	X	X	X
Mini-Storage and Locker Storage		C	C
Music Studio	X	X	X
Rental Facilities		X	X
Research and Development Facility	X	X	X
Sheet Metal Fabrication			X
Tow Yard		C	X
Truck Service Station, Stop, or Terminal		C	C
Truck Storage or Parking Yard		C	X
Truck Stop		C	C
Warehouse Facility		X	X
Waste Material Handling Facility/Recycling Facility			C
Welding Facility		X	X
Wholesale Establishments		X	X
Wrecking Yard or Dismantling Facility			C
Public and Semi-Public Uses			
Religious Institution	C	C	
Day Care Center	X	C	
Emergency Shelter ⁶	C	C	C
Hospital	X	C	C
Medical or Dental Office/Clinic	X	C	
Public Utility Service		X	X
Schools (Colleges, Vocational, Trade Schools)	X	X	C
Temporary Uses			
Caretaker's Residence ¹		C	C
Christmas Tree Lot		T	T
Festival	T	T	T
Outdoor Booth/Sales	T	T	T