

# 755

Jarvis Drive  
Morgan Hill

**±258,122 SF AVAILABLE**  
ADVANCED MANUFACTURING BUILDING

21KV RATED TRANSFORMER PROVIDING 4,000 AMPS  
SERVICE WITH EXPANSION TO 25,000 AMPS

**FOR SALE / LEASE**

MASSIVE BOLTS OF POWER  
**UP TO 25,000 AMPS**

**CBRE**

# Site Plan



# Property Highlights



± 258,122 SF Advanced Manufacturing Building on a ±14.7 Acre Parcel



Skylights



650 tons of HVAC



On-site Transformer Rated at 21KV, 4,000 Amps @ 277/480V Service, 3 Phase Power with Expansion to 25,000 Amps



± 30' Clear Height



4 Grade Level Doors  
4 Dock High Doors



2,500 lbs. Freight Elevator



Provides Easy Commute for Employees from West Valley and Easy Access to the Deep Talent Pool of South County



Outdoor Seating Patio



2.04/1,000 Parking Ratio  
Expandable to 2.55/1,000



Great Access to HWY 101



OFFICE



FULFILLMENT/MANUFACTURING/LAB

# Warehouse

±30' Clear Height



Massive Bolts Of Power  
Up To 25,000 Amps !!!

# Electrical Summary of 25,000 Amps

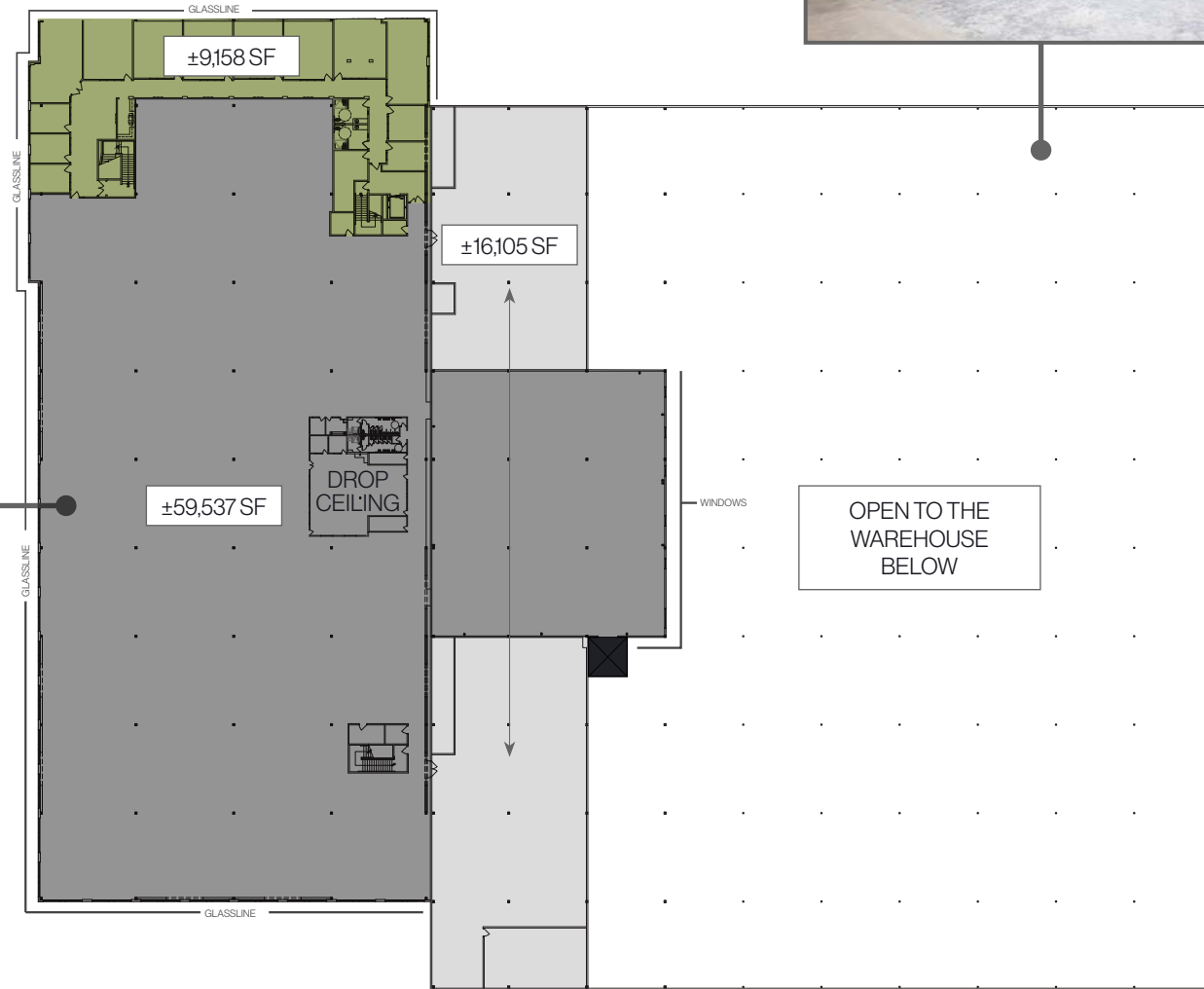
The existing service has the capability of serving the building with 25,000A at 480/277V which would max out the 600A medium voltage service. The current mechanical service yard configuration provides enough room to layout three 5,000A Nema-3R distribution boards next to the exterior wall for ease of future tenant distribution into the building via bus duct. Currently the existing 600A medium voltage board has one utility meter measuring the 600A main breaker as a whole. **Since the existing 600A medium voltage board has a main breaker, notifying PG&E, scheduling and coordinating with them is not required in order to make downstream modifications.** New switchboards could have the ability for submetering installed in them for multitenant metering capabilities.

*\* Additional information on existing electrical infrastructure and capacity available upon request*





# Second Floor Plan



- Executive Offices with Private Restrooms and Showers
- 14' Clear Height for Fulfillment/Manufacturing/Lab/Additional Office
- Mechanical/Storage
- $\pm 2,500$  lb. Freight Elevator

NOT TO SCALE

# First Floor

Fulfillment/Manufacturing/Lab



# Second Floor

Fulfillment/Manufacturing/Lab





# Reverse Commute



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## TIME-SAVING BENEFITS OF A REVERSE COMMUTE ...MORE TIME FOR YOU

CITY	MINUTES
N. San Jose	23 Minutes
Los Gatos	25 Minutes
Campbell	25 Minutes
Milpitas	27 Minutes
Santa Clara	29 Minutes
Mountain View	32 Minutes
Sunnyvale	33 Minutes



Superior Freeway Identity With Nearly 144,000 Cars Traveling On Highway 101 Daily And Has Quick Access Via The Cochrane Road Interchange.



Morgan Hill Caltrain Station Is Just Over A Mile Away, Providing Excellent Access To The Greater Bay Area

# Corporate Neighbors



# Amenities Map



**755**  
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Cochrane Commons

COURTYARD  
BY MARRIOTT

Madrone Village

Cochrane Plaza

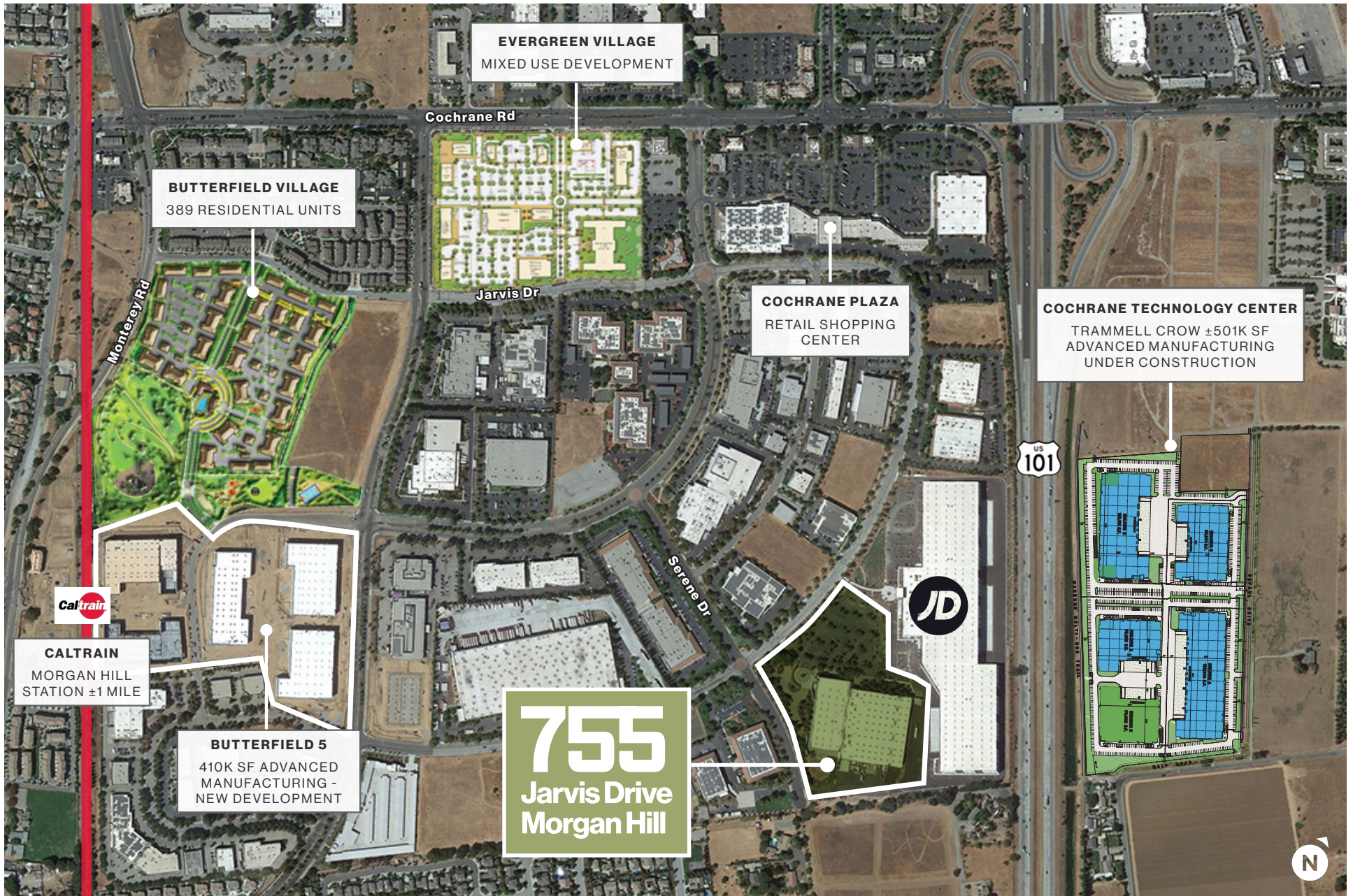
TRADER JOE'S

Morgan Hill Outdoor Sports Center

Morgan Hill Aquatics Center



# Neighborhood Overview



# 755

## Jarvis Drive Morgan Hill



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