

OFFICE / R&D WITH WAREHOUSE FOR LEASE

±4,655 Square Feet



THE RANCH

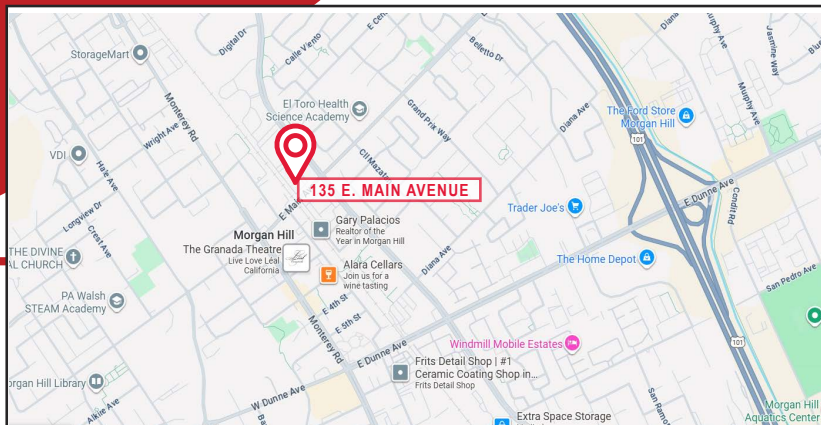
135 E. MAIN AVENUE, SUITE 170 | MORGAN HILL, CA.

BUILDING HIGHLIGHTS:

- 100% 12' Drop Ceiling / HVAC
- 70% Office, 30% Warehouse
- 12'x12' Grade Level Truck Door
- 200 AMPS | 480 Volt | 3-Phase Power
- 3/1,000 Parking Ratio (Includes Parking In Rear)
- High Image & Identity
- Excellent Signage
- Lease Rate: \$1.89 PSF, NNN

LOCATION HIGHLIGHTS:

- 2 Blocks from Downtown
- Corner Location
- Near Numerous Retail Amenities
- 1 Block from Caltrain
- Highway 101 Proximity & Access



RITCHIE Commercial
RESPONSIBLE REAL ESTATE

Please Contact Exclusive Agent:

BRIAN COSTELLO bcostello@ritchiecommercial.com
cell: 1.408.316.7447 DRE Lic. #01914680

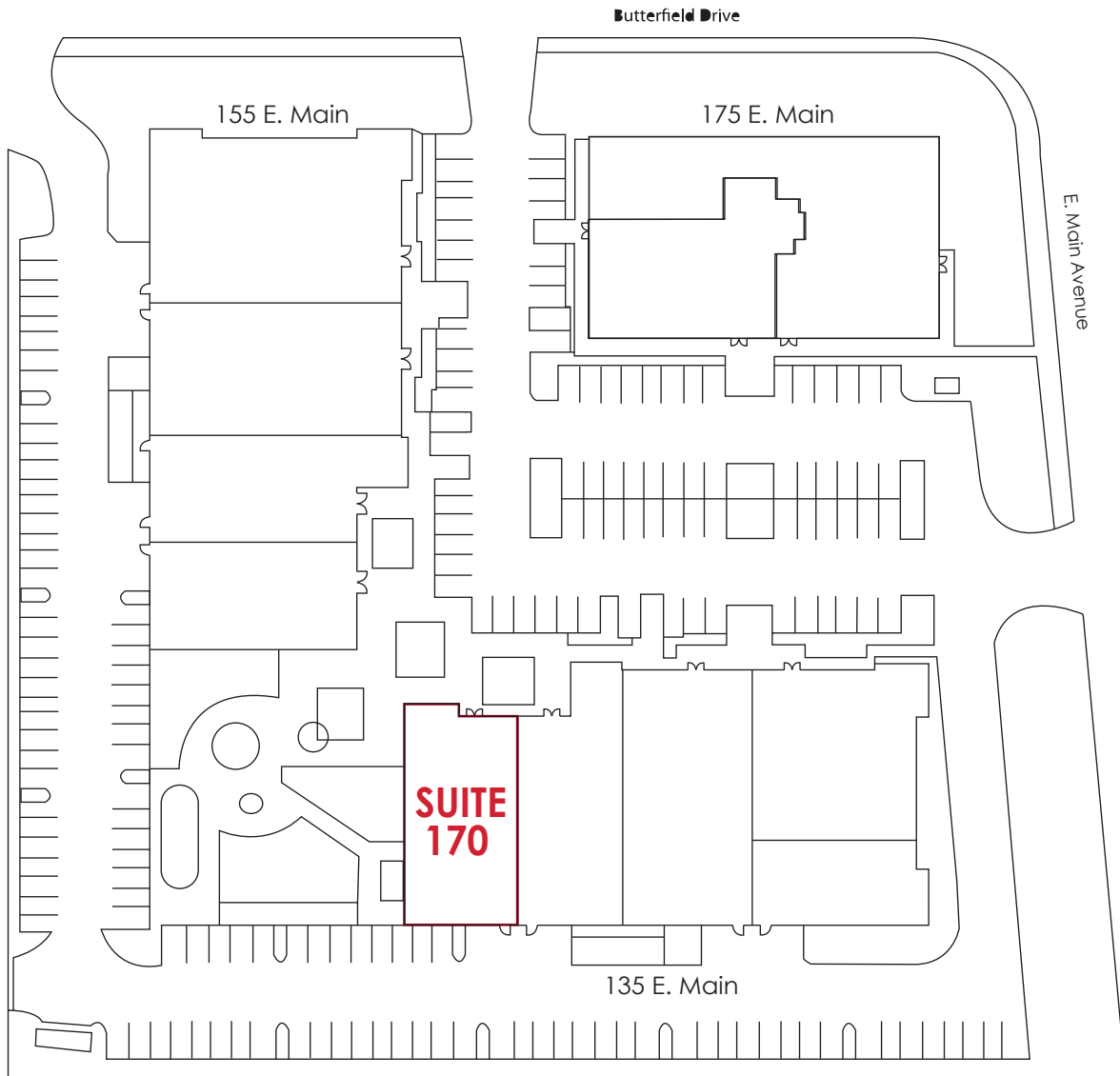
34 W. SANTA CLARA STREET, SAN JOSE, CA 95113
DRE # 01209214 | www.ritchiecommercial.com
1 408.971.2700 f 1 408.971.1600

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

San Francisco | San Jose | Santa Cruz

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SITE PLAN

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FLOORPLAN

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