

235 SAN PEDRO AVENUE

MORGAN HILL, CALIFORNIA
FOR SALE



± 97,000 SF

**MANUFACTURING / WAREHOUSE BUILDING WITH 3,000 SF
MEZZANINE OFFICE ON 11.36 ACRES (20% FAR)**

PROPERTY FEATURES AND FACTS

- ± 3,000 SF Office Ground Floor
± 3,000 SF Mezzanine Office Area
- 15 Dock High Doors
- 3 Spot Dock Platforms With Forklift Ramps
- 18'- 20' Clear Height In Production North / Middle Warehouse
- 22' Clear Height in Bay South Warehouse
- 2,000 Amps / 600 Volts
- Zoning: General Industrial (IG)
- Strategic Access to HWY 101
- Outdoor Storage Permitted
- Roof replaced in 2017
- Fully Sprinklered

FOR MORE INFORMATION PLEASE CONTACT

Brian Matteoni, SIOR

Executive Vice President
Lic. 00917296
+1 408 453 7407
brian.matteoni@cbre.com

Ian Halker

Vice President
Lic. 02244708
+1 612 803 8377
ian.halker@cbre.com

A.J. Magner

Vice Chairman
Lic. SAL. 2005017385
+1 216 658 6127
aj.magner@cbre.com

Sean Rooney

Senior Transaction Manager
Lic. SAL. 2011001803
+1 216 406 0210
sean.rooney@cbre.com

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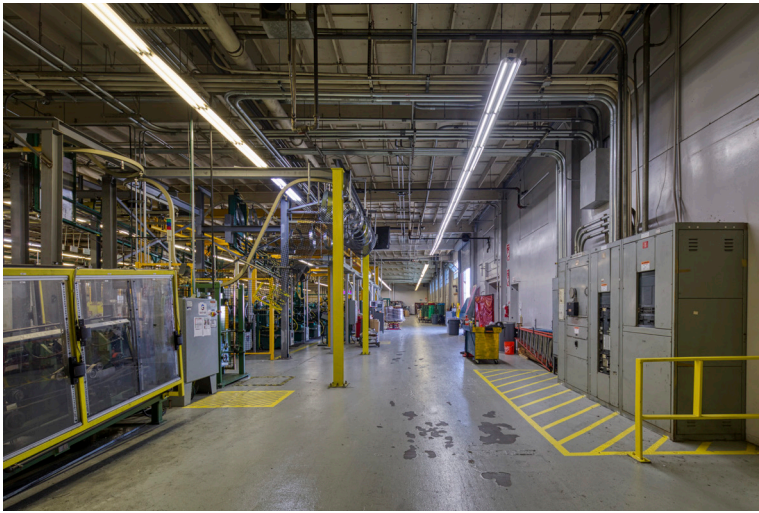
AERIALS



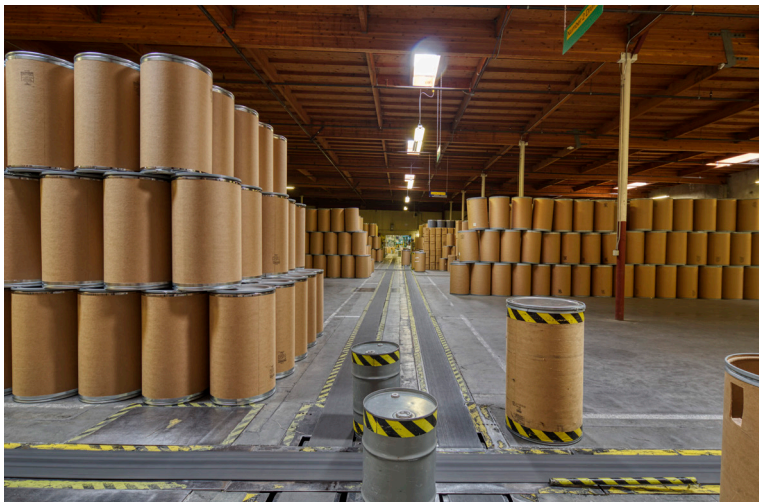
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PRODUCTION AREA



WAREHOUSE AREA



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OFFICE AREA



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FLOORPLAN

±100,731 SF

235 SAN PEDRO AVE

OFFICE:

- ±3,000 SF Ground Floor
- ±3,000 SF Mezzanine SF

POWER:

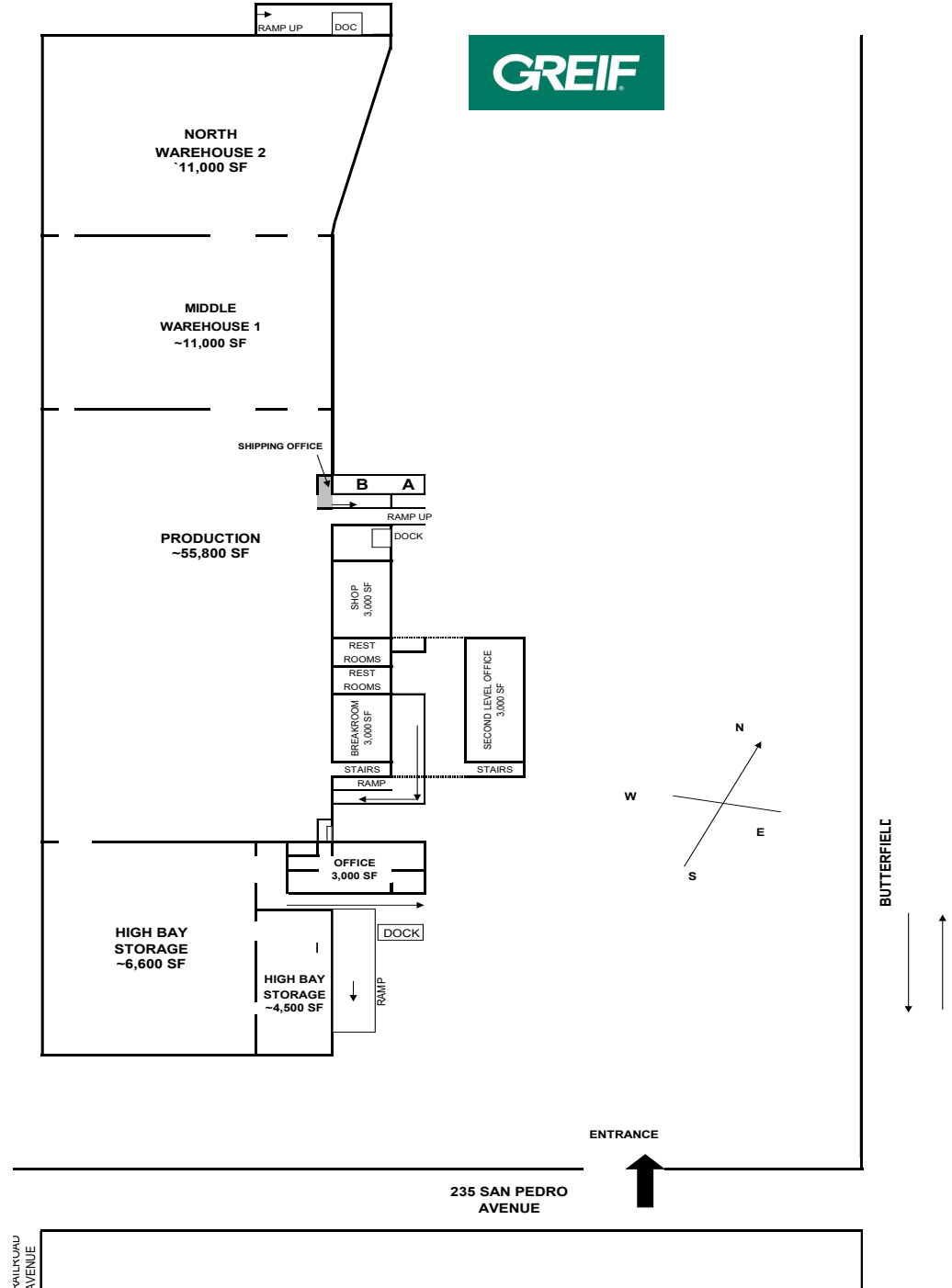
- 2000 Amps / 600 Volts

CLEAR HEIGHT:

- 18' - 22'

LOADING:

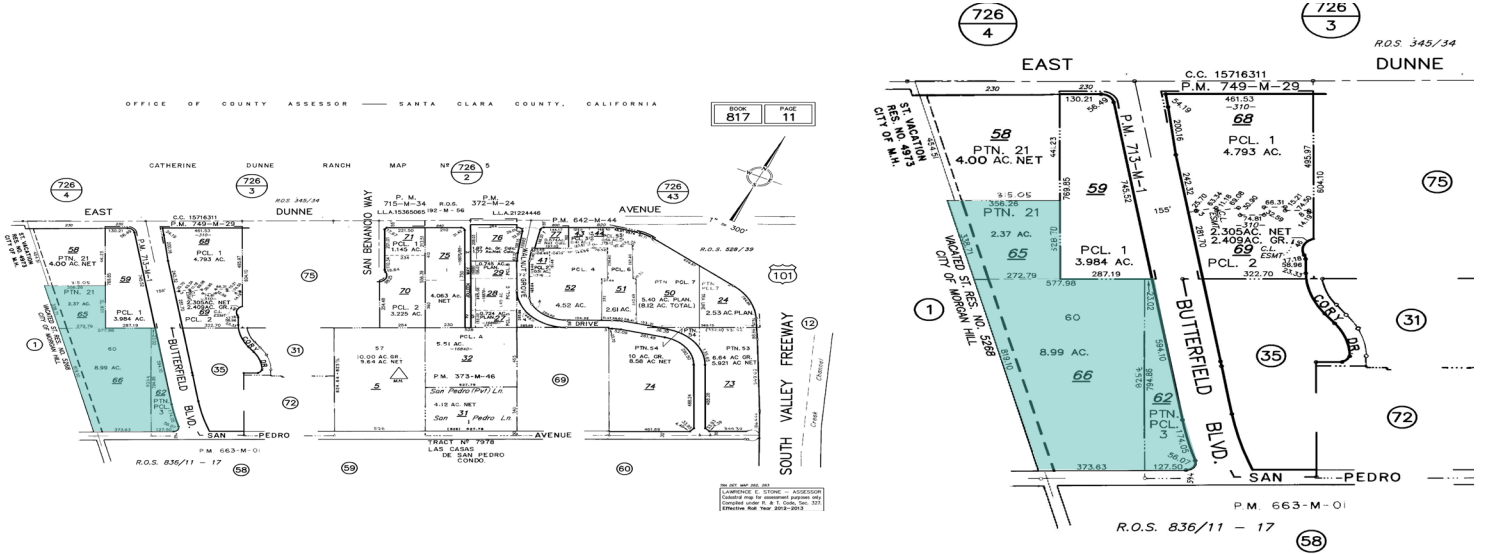
- 15 Loading Docks (8' x 10')
- 3 Spot Dock Platforms with Forklift Ramps (12'-18')



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SITE PLAN



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KEY DISTANCES

Hwy 101	Immediate Access
I-280	24 Miles
I-680	25 Miles
SR-87	20 Miles
I-880	26 Miles
San Jose Int'l Airport	26 Miles
Oakland Int'l Airport	57 Miles
San Francisco Int'l Airport	58 Miles
Downtown SF	71 Miles
Port of Oakland	63 Miles

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CORPORATE NEIGHBORS



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