

# FOR LEASE

## FREESTANDING INDUSTRIAL BUILDING WITH YARD

±13,589 Square Feet with ±23,000 SF Fenced Yard Space & High Ceilings



### 16530 Railroad Avenue | Morgan Hill, CA.

- ±23,000 SF Fenced Yard (6" Concrete)
- High Ceilings: ±24'
- Zoning: IG (General/Heavy Industrial)
- 4 Grade Level Truck Doors: ±14' x 14'
- 800 AMPS, 3-Phase Power
- ±5,452 SF Two-Story Office Space
- Fire Sprinklers

- Butterfield Expressway Exposure
- Located Near Monterey Highway & Hwy. 101
- \$1.35/SF Industrial Gross



**RITCHIE** *Commercial*  
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113  
408.971.2700 fax: 408.971.1600  
DRE #01209214 | [www.ritchiecommercial.com](http://www.ritchiecommercial.com)

San Francisco | San Jose | Walnut Creek

Please Contact Exclusive Agent:

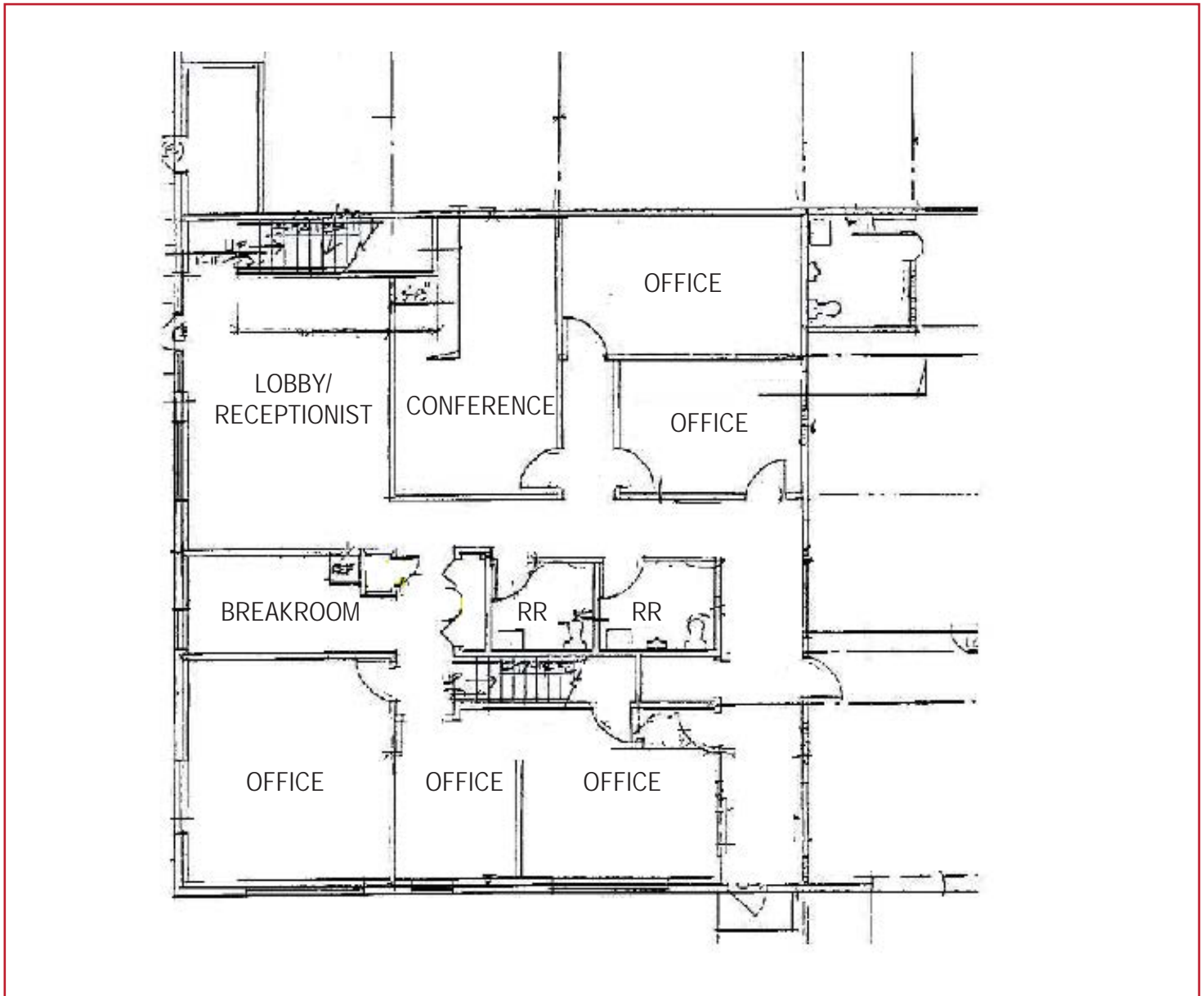
**BRIAN COSTELLO**, Vice President  
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1 408.316.7447 DRE #01914680

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

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## First Floor Office



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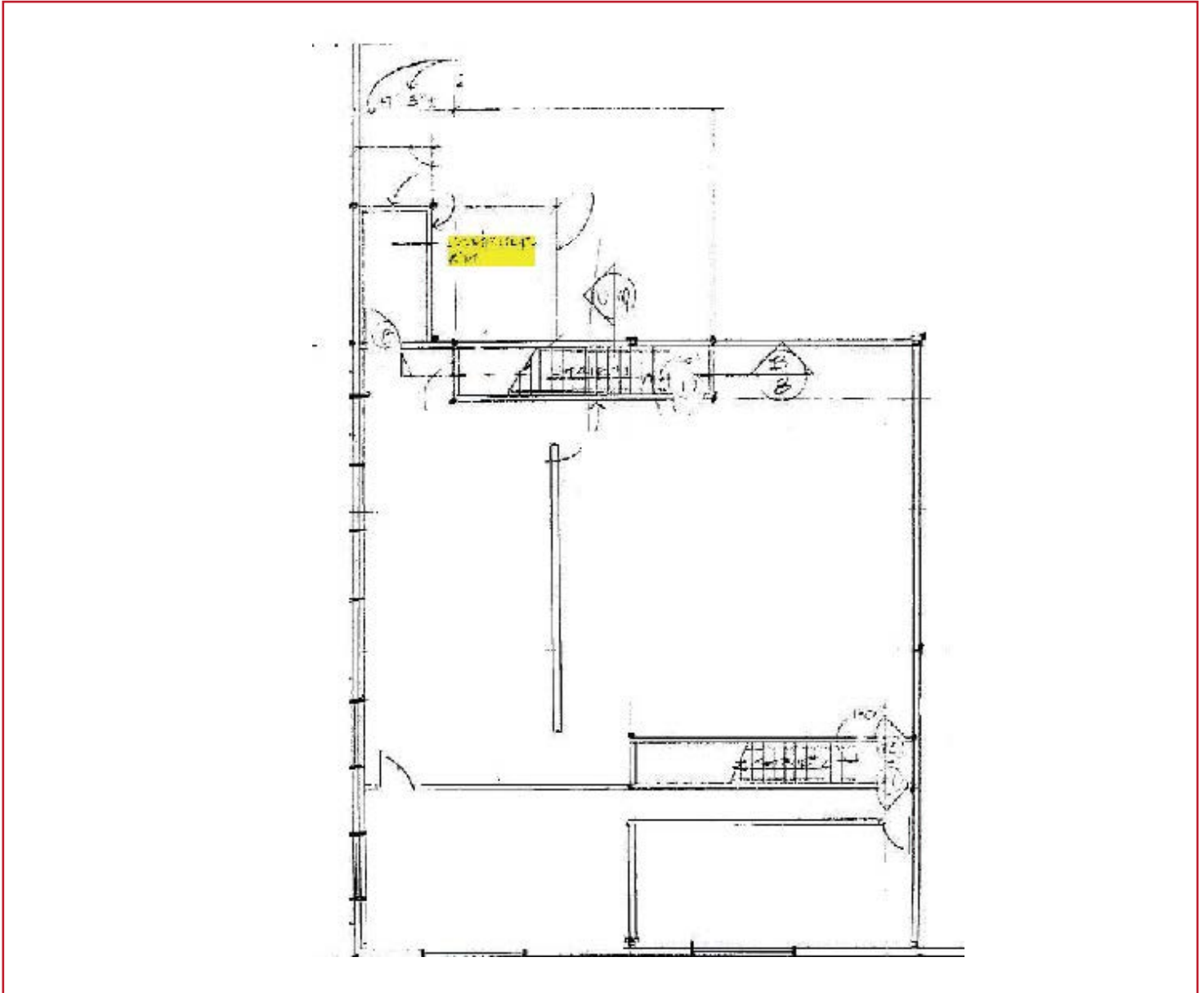
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