

CTC COCHRANE TECHNOLOGY CENTER

COCHRANE ROAD AND DE PAUL DRIVE
MORGAN HILL, CA



FIVE CLASS A INDUSTRIAL
BUILDINGS TOTALING $\pm 501,314$ SF

$\pm 73,668$ SF -
 $\pm 138,698$ SF

± 16.5 MW CAMPUS
 $\pm 4,000$ AMPS POWER PER BUILDING



COCHRANE TECHNOLOGY CENTER THE GATEWAY TO SUCCESS



LOCATION

Centralized south county location with service area from San Jose SF Bay Area to Monterey



SCALABLE FACILITY SOLUTION

From a single 73,668 SF building up to a five building campus of 501,314 SF to accommodate dynamic growth needs



PROXIMITY TO RETAIL SERVICES

Walking distance to restaurants and shopping



ACCESS

Direct access to Highway 101 from a full clover leaf interchange



REVERSE COMMUTE

Fantastic southern location to attract either west valley employees or capitalize on the rich talent base of technology and advanced manufacturing professionals who live in South County



FLEXIBLE DESIGN

Suitable for advanced manufacturing, industrial and warehouse uses



UNMATCHED FREEWAY VISIBILITY:

Over half a mile of exposure along Highway 101

PROJECT FEATURES

LAND AREA:
±29.20 Acres

ZONING:
**General Light
Industrial (M2)**

MINIMUM
CLEAR HEIGHT:
28' - 32"

ROOF TYPE:
60 mil TPO

SKYLIGHTS:
2.0 % of Building Area

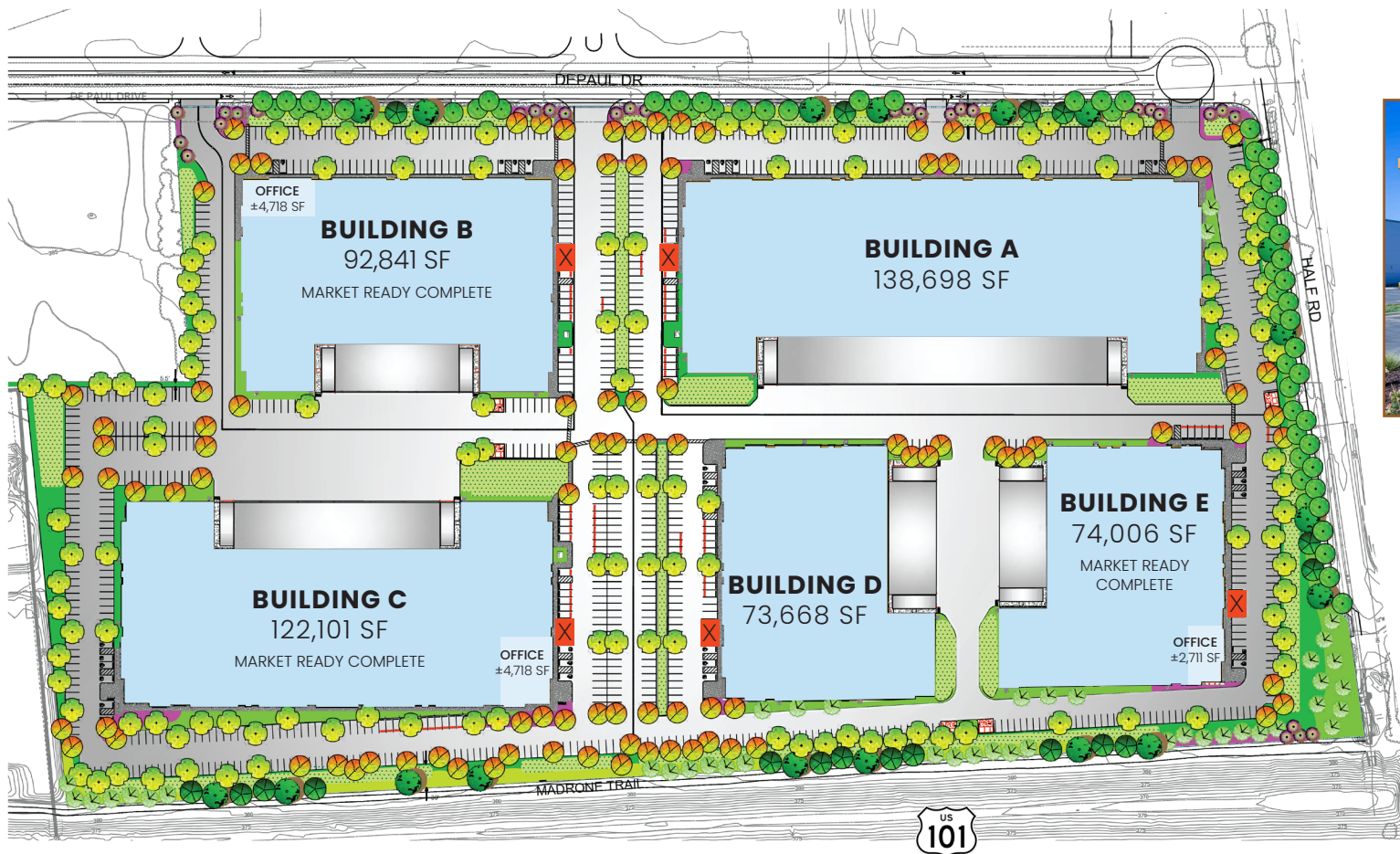
LIGHTING:
**LED Light Fixtures &
Controls**

SPRINKLERS:
ESFR

FLOOR SLAB:
6"

TYPICAL COLUMN
SPACING:
50' x 52'

CONSTRUCTION TYPE:
III-B Concrete Tilt-up



 = OUTDOOR BREAK AREA

PROJECT FEATURES



PROJECT FEATURES



28' - 32' MINIMUM CLEAR HEIGHT



MOVE IN CONDITION WITH SPEC OFFICE



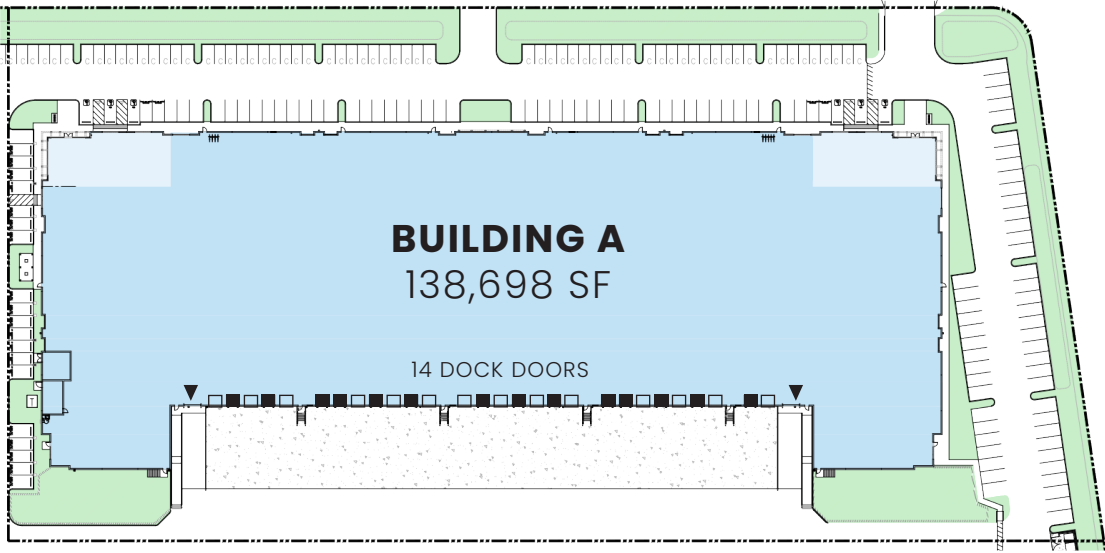
BREAK ROOM AREAS



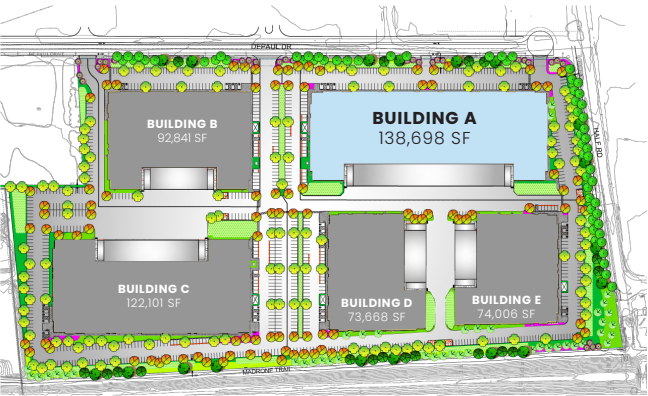
2.0% SKYLIGHT RATIO

18105 DE PAUL DRIVE

BUILDING A



■ DOCK-HIGH □ DOCK-HIGH KNOCKOUT ▲ GRADE LEVEL



**BUILDING
SIZE**

138,698 SF



**OFFICE
AREA**

To Suit



**CLEAR
HEIGHT**

32'



**COLUMN
SPACING**

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.9/1000 | 268



LOADING

14 Dock-High (9'x10')
14 Dock-High Knockouts
2 Grade-Level (12'x14')



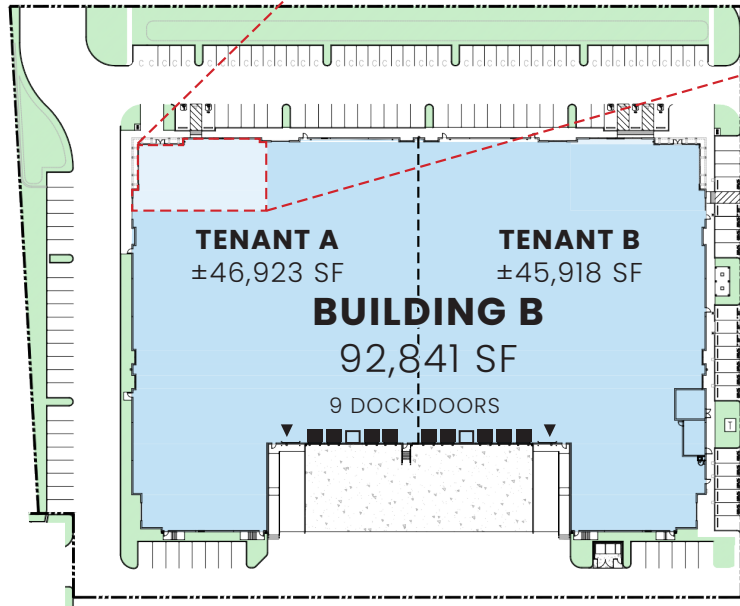
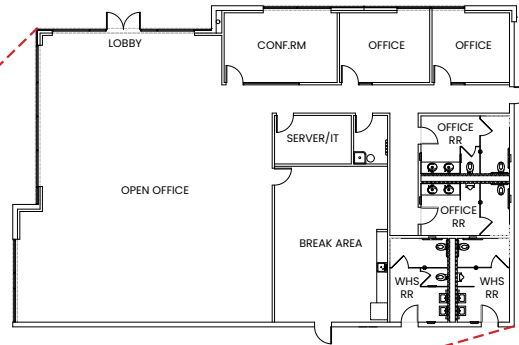
SPRINKLERS

ESFR

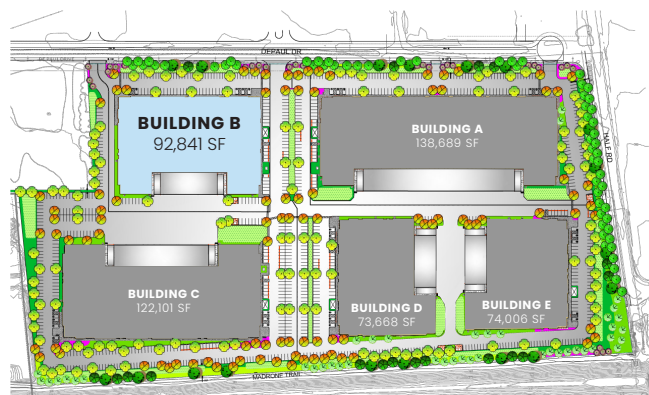
18265 DE PAUL DRIVE

BUILDING B

Move in Condition with Spec Office,
Warehouse Lights & Dock Levelers



- DOCK-HIGH
- DOCK-HIGH KNOCKOUT
- ▲ GRADE LEVEL



BUILDING SIZE

92,841 SF
Divisible to ±45,918
and 46,923 SF



OFFICE AREA

±4,718 SF



CLEAR HEIGHT

32'



COLUMN SPACING

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.9/1000 | 179 Stalls



LOADING

9 Dock-High (9'x10') /
2 Dock-High Knockouts
2 Grade-Level (12'x14')



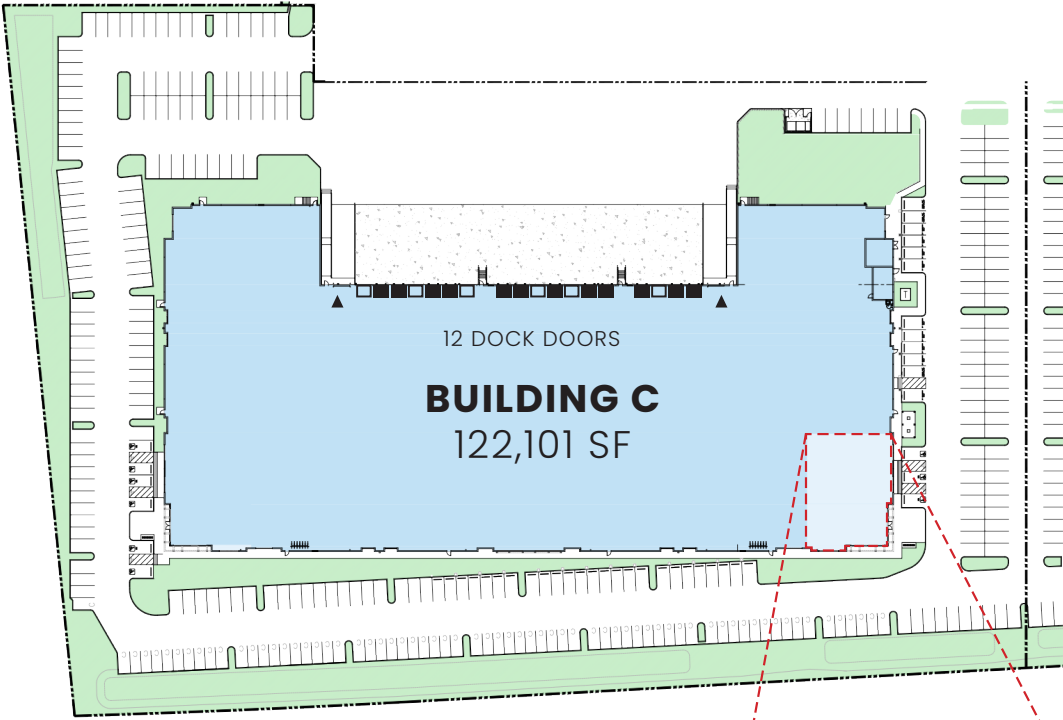
SPRINKLERS

ESFR

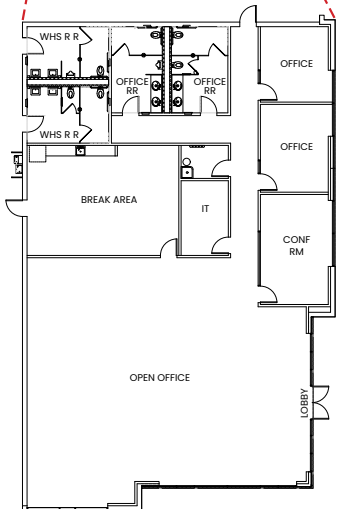
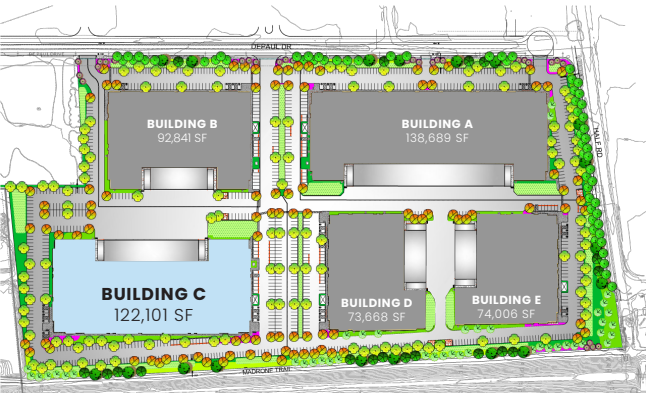
18225 DE PAUL DRIVE

BUILDING C

Move in Condition with Spec Office,
Warehouse Lights & Dock Levelers



■ DOCK-HIGH □ DOCK-HIGH KNOCKOUT ▲ GRADE LEVEL



**BUILDING
SIZE**

122,101 SF



**OFFICE
AREA**

+4,718 SF



**CLEAR
HEIGHT**

32'



**COLUMN
SPACING**

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.9/1000 | 235 Stalls



LOADING

12 Dock-High (9'x10') /
6 Dock-High Knockouts
2 Grade-Level (12'x14')

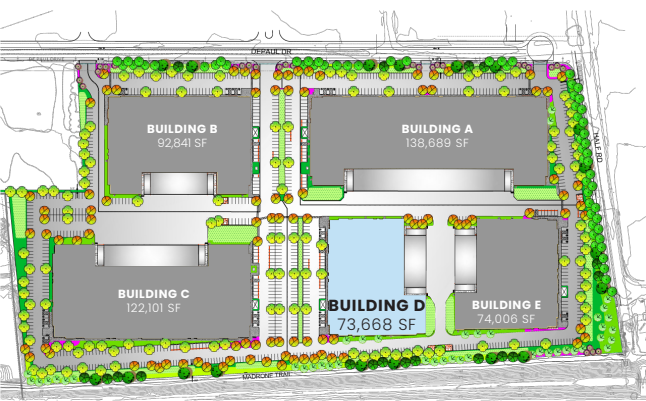
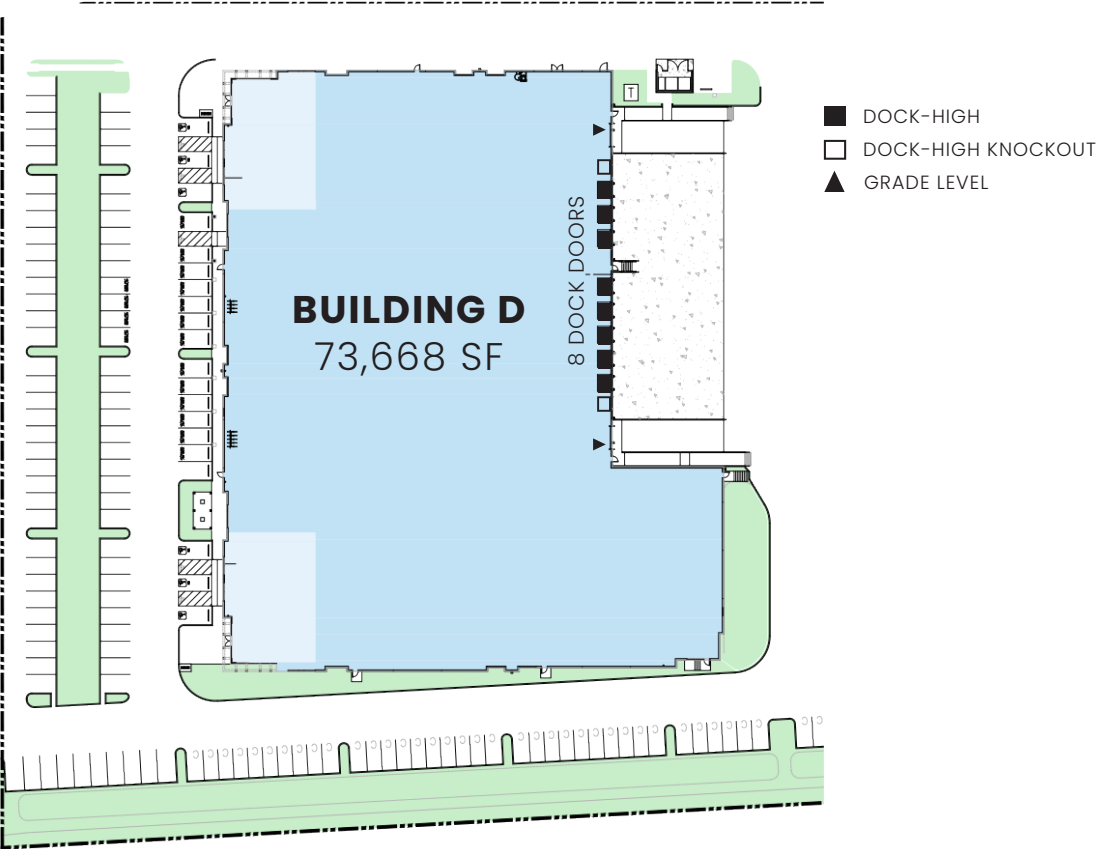


SPRINKLERS

ESFR

18185 DE PAUL DRIVE

BUILDING D



**BUILDING
SIZE**

73,668 SF



**OFFICE
AREA**

To Suit



**CLEAR
HEIGHT**

28'



**COLUMN
SPACING**

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.9/1000 | 142 Stalls



LOADING

8 Dock-High (9'x10')
2 Dock-High Knockouts
2 Grade-Level (12'x14')



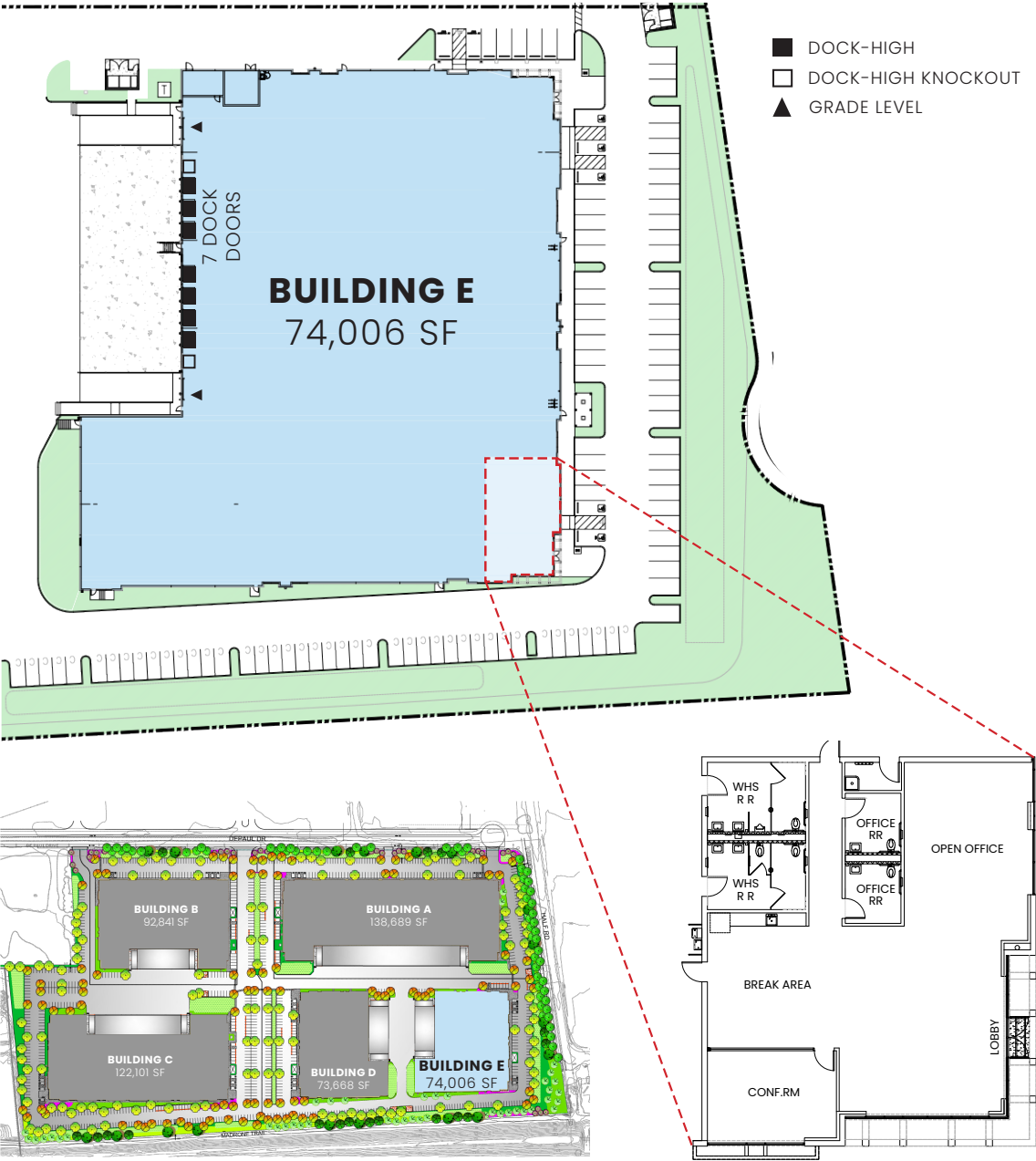
SPRINKLERS

ESFR

18145 DE PAUL DRIVE

BUILDING E

Move in Condition with Spec Office,
Warehouse Lights & Dock Levelers



**BUILDING
SIZE**

74,006 SF



**OFFICE
AREA**

+2,711 SF



**CLEAR
HEIGHT**

28'



**COLUMN
SPACING**

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.9/1000 | 143 Stalls



LOADING

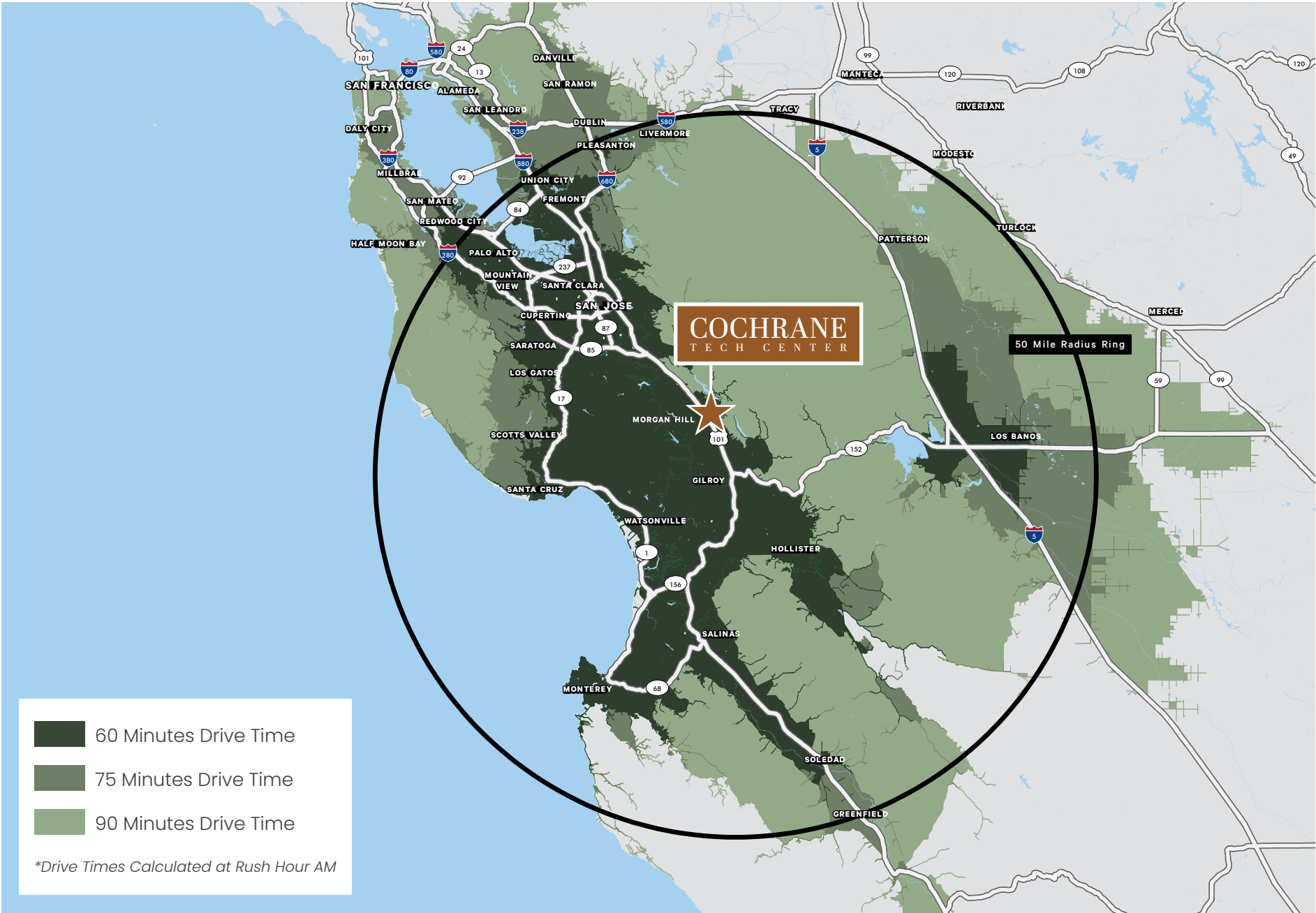
7 Dock-High (9'x10') /
2 Dock-High Knockouts
2 Grade-Level (12'x14')




SPRINKLERS


ESFR

REGIONAL MAP

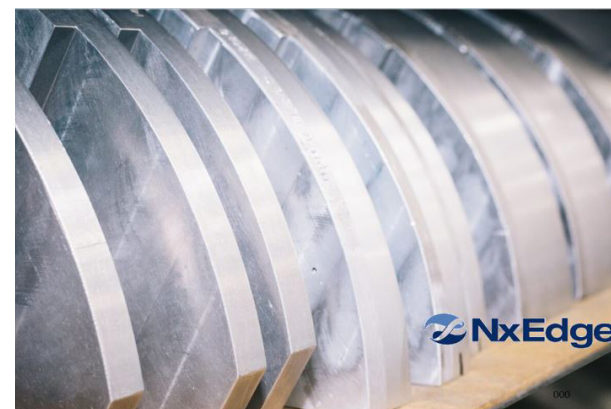


CORPORATE NEIGHBORS

- | | |
|----|--------------------------------------|
| 1 | Anritsu |
| 2 | Gryphon Financial Group |
| 3 | Specialized |
| 4 | Golden State Assembly |
| 5 | Terrapin Systems |
| 6 | RNDC |
| 7 | Paramit a Tecan Company |
| 8 | Inferion Technologies |
| 9 | Neutronix |
| 10 | Amtech Microelectronics |
| 11 | Kettle Cuisine (formerly del Monaco) |
| 12 | Lusamerica Foods |
| 13 | Aragen Bioscience |
| 14 | TenCate Advanced Composites |
| 15 | Shoe Palace Corporation |
| 16 | Koco Motion US |
| 17 | Creative Manufacturing Solutions |
| 18 | Coretest Systems |
| 19 | NxEdge |
| 20 | Applied Motion Products |
| 21 | Silicon Valley Glass |
| 22 | Airtronics |
| 23 | Marki Microwave |
| 24 | Pinnacle Manufacturing |
| 25 | Terrasat Communications |
| 26 | Toray Advanced Composites |
| 27 | Pinnacle Exhibits |
| 28 | Kal Machining |
| 29 | Sheathing Technologies |
| 30 | M&L Precision Machining |
| 31 | Phoenix DeVentures |
- 

CalTrain
Transit Center
- 

Shopping
Center



NEIGHBORHOOD AMENITIES



CTC COCHRANE TECHNOLOGY CENTER

COCHRANE ROAD AND DE PAUL DRIVE
MORGAN HILL, CA

Trammell Crow Company

18265 **CBRE** Investment
Management

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