



Colliers

FOR SALE

8805 Forest Street

Gilroy, CA

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±1.84 Acres Industrial Land

Highlights

- Located in the Murray/Las Animas Overlay District
- Frontage on Muraoka Drive & Forest Street
- Easy Access to Highway 101 via Leavesley Road
- Zoned M1 (Limited Industrial)
- APN #835-31-032
- **Asking \$1,300,000 (\$16/ft)**

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ARTICLE XX. M1 LIMITED INDUSTRIAL DISTRICT**30.20.10 Statement of intent.**

The intent of the M1 limited industrial district is to designate industrial areas in the city that are appropriate to locate in close proximity to residential and commercial zones. The M1 limited industrial district is suitable for small-scale light manufacturing and industrial park uses with low noise and traffic levels, not generally frequented by retail users. The following regulations, except to the extent that they may be modified by a combining district, shall apply to every lot and building in an M1 limited industrial district.(Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)

30.20.20 Permitted uses and conditional uses.

Land in the M1 limited industrial district may be used as provided in the industrial use table, section 30.23.10. Conditional uses may be permitted with a conditional use permit, which may be issued by the planning commission in accordance with the regulations in section 30.50.30.(Ord. No. 2013-08, § 2 (Exh.A), 8-5-13)

30.20.30 Site and building requirements.

The lot, yard, height and additional requirements in the M1 limited industrial district shall be as established in the industrial site and building requirement table, section 30.23.20. (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)

30.20.40 Murray-Las Animas Avenue overlay combining district.

The Murray-Las Animas Avenue overlay combining district includes all parcels within the geographical area bounded by Leavesley Avenue to the south, 101 Freeway to the east, Cohansey Avenue to the north and Monterey Road to the west. The planning commission shall hold a public meeting noticing all property owners and residents within this area on any planning project requiring an architectural and site review application proposed for approval within this geographical area. The public noticing costs shall be borne by the project applicant. Notwithstanding section 30.50.41 the planning commission shall review and issue or deny approval of said application according to the standards set forth in section 30.50.40 and in the Murray-Las Animas Avenue overlay combining district design policy. The applicant if not satisfied with the terms and conditions of approval or a denial from the planning commission may appeal such decision in writing to the city council within twenty

ARTICLE XXIII. INDUSTRIAL TABLES

30.23.10 Industrial use table.

(a) Statement of Intent. The intent of this industrial use table is to clearly and precisely designate permitted uses and conditional uses within each of the following districts:

CI Campus Industrial
M1 Limited Industrial
M2 General Industrial

(b) Designation of Industrial Uses. The industrial use table indicates whether a variety of uses are unconditionally permitted, permitted only with a conditional use permit from the planning commission, or permitted only under special conditions. The planning commission, or its designee, shall determine, upon written request, whether or not any use not listed in the industrial use table is similar in character to a described use for the purpose of applying the district regulations and conditions.

(c) Industrial Use Table.

	CI	M1	M2
Commercial Uses			
Ancillary Retail ⁴	C	C	C
Animal Hospital/Boarding (aka Kennel, Indoor or Outdoor)		C	X
Amusement or Recreation Facility		C	C
Automobile Repair or Body Shop		X	X
Building Materials Sales and Storage Establishments		X	X
Cafeteria (for Employees Only)	X	X	X
Dry Cleaning and Laundry Facilities (Bulk)		X	X
Office (Corporate)	X	X	X ⁵
Printing Shops	X	X	X
Professional Offices	X	X	
Restaurant ⁷	X	C	C
Trailer, Commercial Truck, and Industrial Equipment Lease or Sales		X	X
Veterinarian Office		X	
Industrial Uses			
Assembly Plant—Electronics	X	X	X
Assembly Plant—Light (Scientific/Medical)	X	X	X
Assembly Plant—Heavy (Vehicles/Vessels/Equipment)			X

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	CI	M1	M2
Cabinet Shop		X	X
Chemical Supply Establishment			X
Concrete Batch Plant			C
Contractor's Yard		X	X
Crematorium		X	X
Data Processing Establishment	X	X	X
Distribution Facility		C	C
Feed Yard		C	X
Food Processing Plant		C	X
Hazardous Waste Transport, Recycling, Processing, or Storage Facility ^{2,3}			C
Laboratory		X	X
Lumber Yard		X	X
Machine Shop		X	X
Manufacturing Plant—Electronic Components, Plastics, Ceramics	C	C	X
Manufacturing Plant—Heavy (Vehicles, Equipment, etc.)			X
Manufacturing Plant—Light (Scientific/Medical)	X	X	X
Mini-Storage and Locker Storage		C	C
Music Studio	X	X	X
Rental Facilities		X	X
Research and Development Facility	X	X	X
Sheet Metal Fabrication			X
Tow Yard		C	X
Truck Service Station, Stop, or Terminal		C	C
Truck Storage or Parking Yard		C	X
Truck Stop		C	C
Warehouse Facility		X	X
Waste Material Handling Facility/Recycling Facility			C
Welding Facility		X	X
Wholesale Establishments		X	X
Wrecking Yard or Dismantling Facility			C
Public and Semi-Public Uses			
Religious Institution	C	C	
Day Care Center	X	C	

	CI	M1	M2
Emergency Shelter ⁶	C	C	C
Hospital	X	C	C
Medical or Dental Office/Clinic	X	C	
Public Utility Service		X	X
Schools (Colleges, Vocational, Trade Schools)	X	X	C
Temporary Uses			
Caretaker's Residence ¹		C	C
Christmas Tree Lot		T	T
Festival	T	T	T
Outdoor Booth/Sales	T	T	T

X = Unconditionally permitted.

C = Permitted only with conditional use permit granted by planning commission.

T = Temporary use—See Article XLVII.

1. If a caretaker's residence is in a trailer, recreational vehicle, or a mobile home, it will be permitted for only one (1) year, with a maximum one (1) year extension.

2. Not permitted within one thousand (1,000) feet of the exterior limits of any school property or City of Gilroy water well.

3. All hazardous waste transport, recycling, processing and storage facilities must comply with the County of Santa Clara's hazardous waste management plan.

4. Ancillary retail sales uses include the sales, rental, display, storage, repair and servicing of commodities as part of an existing industrial business. Ancillary retail uses that do not exceed ten percent (10%) of the gross enclosed floor area for buildings that are ten thousand (10,000) square feet or less, or ancillary retail uses that do not exceed five percent (5%) of the gross enclosed floor area for buildings that are larger than ten thousand (10,000) square feet, may be approved by the planning division manager, subject to the definition of "ancillary uses." Ancillary retail sales uses which are not approvable by the planning division manager will require approval of a conditional use permit. Conditional use permit findings on "ancillary retail" sales uses are subject to the following criteria:

(a) The floor area used for retail display and sales occupies no more than twenty-five percent (25%) of the gross floor area of the building.

(b) The area used for retail display and sales is separated from the remainder of the building area by a partition.

(c) All retail display and sales uses are conducted within a completely enclosed building.

(d) The retail use complies with all parking requirements of Article XXXI. Such uses do not increase the amount of parking or traffic beyond that generally associated with the primary industrial use.

(e) The retail use (including any signage, displays and advertising) is in keeping with the industrial character of the district.

5. Corporate offices are allowed in the M2 district when in conjunction with an otherwise allowed industrial use for the district.

6. Emergency shelters shall be subject to the performance standards listed in section 30.41.32.

7 A drive-through window may be allowed for retail establishments/restaurant uses outside of the downtown.

(Ord. No. 2013-08, § 2 (Exh. A), 8-5-13; Ord. No. 2014-06, § 5, 5-5-14; Ord. No. 2019-08, § 12 (Att. G), 10-7-19)

30.23.20 Industrial site and building requirement table.

(a) Statement of Intent. The intent of the industrial site and building requirement table is to clearly and precisely establish the basic site and building regulations which shall apply to all development in each of the following districts:

CI Campus Industrial

M1 Limited Industrial District

M2 General Industrial District

(b) Designation of Industrial Site and Building Requirements. The figures in the industrial site and building requirement table establish lot, yard, and height requirements for each of the industrial zoning districts. The table also indicates where additional site and building requirements, including, but not limited to, off-street parking, landscaping, signing, fences and obstructions, and performance standards, apply to industrial zoning districts.

(c) Industrial Site and Building Requirement Table.

Industrial District Requirements	CI	M1 ¹	M2
LOT REQUIREMENTS			
Building Coverage (Maximum)	50%	60%	60%
YARD REQUIREMENTS (Minimum Setbacks in Feet)			
Front (Measured from the Face of Curb)	41	41	26
Side	20	None	None
Side (Adjacent to Street—Measured from the Face of Curb)	31	31	31
Rear	20	None	None
HEIGHT REQUIREMENTS (Maximum)			
Building Height in Feet	35	35	75
Number of Stories	2	2	6
ADDITIONAL REGULATIONS			
Off-Street Parking, Article XXXI	Yes	Yes	Yes
Fences and Obstructions, Article XXXIV	Yes	Yes	Yes
Signing, Article XXXVII	Yes	Yes	Yes

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Industrial District Requirements	CI	M1 ¹	M2
Landscaping, Article XXXVIII	Yes	Yes	Yes
Performance Standards, Article XLI	Yes	Yes	Yes
ESTABLISHED DEVELOPMENT POLICIES			
Industrial Condominium Policy	Yes	Yes	Yes
Industrial Design Guidelines	Yes	Yes	Yes
Leavesley Road Policy	Yes	Yes	n/a
Tenth Street Policy	Yes	Yes	Yes

1. All parcels within the geographical area bounded by Leavesley Avenue to the south, SR 101 to the east, Cohansey Avenue to the north and Monterey Road to the west are part of the Murray-Las Animas Avenue overlay combining district. Properties in this district are subject to the requirements of section 30.20.40 and to the "Murray-Las Animas Avenue overlay combining district design policy."

(Ord. No. 2013-08, § 2 (Exh. A), 8-5-13; Ord. No. 2019-08, § 13 (Att. H), 10-7-19)