

# FOR SALE

## RARE SINGLE STORY FLEX/R&D PROPERTY

### ADDRESS: 385 WOODVIEW AVENUE, MORGAN HILL, CA 95037

**ASKING PRICE: \$8,950,000**



**Martin A Morici**

Senior Director | Office, R&D Industrial

408.207.8906

[marty.morici@tricommercial.com](mailto:marty.morici@tricommercial.com)

LIC: #00990974

**Clayton Temple**

Senior Director

925.296.3311

[clayton.temple@tricommercial.com](mailto:clayton.temple@tricommercial.com)

LIC: #02006440



**CURRENT NOI: \$632,406.24 / CAP RATE: 7.07%**



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## RARE SINGLE STORY FREESTANDING R&D/FLEX BUILDING

- **Rare Single Story Freestanding R&D/Flex Building**
- APN: 726-33-008
- Building Size:  $\pm 32,045$  SF
- $\pm 12,658$  SF available for immediate occupancy with an additional 13,304 SF available upon tenants' upcoming lease expirations.
- Land Size:  $\pm 88,427$  SF (2.03 AC)
- Year Built: 1986 / Renovated 2009
- Clear Height: 22' (Buyer To Verify)
- Power: TBD (Buyer To Verify)
- High-End Office Interiors
- Four (4) Grade Level Doors
- Parking Stalls: 94 (Buyer To Verify)
- Fire Sprinklers: Yes
- Zoning: Light Industrial (IL), (Buyer To Verify Zoning & Approved Uses)
- SBA Financing Opportunity
- Location Description: The property is located in north Morgan Hill along a major thoroughfare, Cochrane Road and Monterey Road. In close proximity to numerous restaurants, retail amenities, and much more. Close distance to Highway 101.



### Marty Morici

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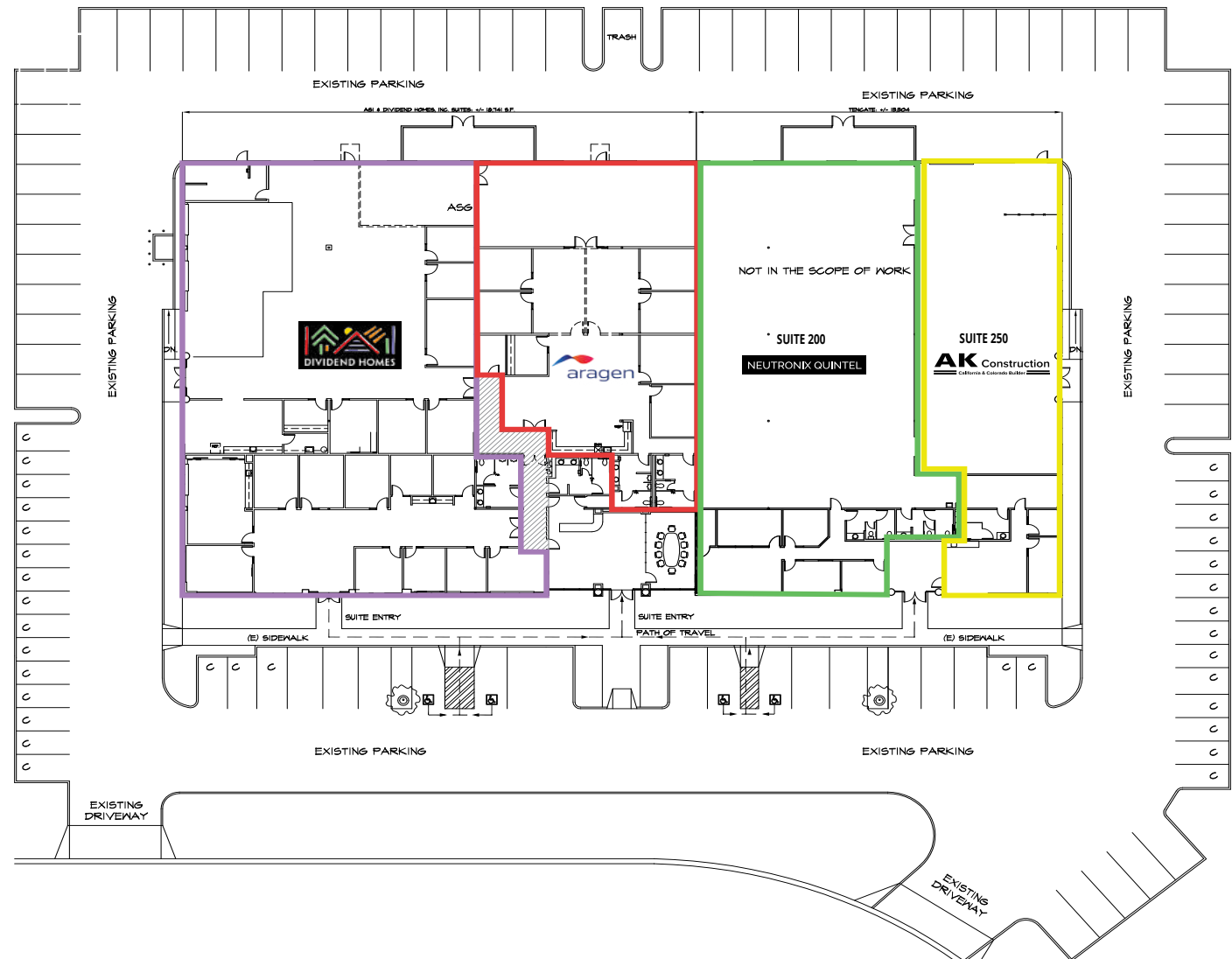
**RARE SINGLE STORY FREESTANDING  
R&D/FLEX BUILDING**

**Dividend Homes 12,658 SF**  
Month to Month Lease,  
Willing to extend lease for  
a 3 year term following  
close of escrow

**Aragen 6,083 SF**  
Leased through 2027  
Tenant Flexible w/ Desire  
to Terminate Lease Early

**Neutronix 8,280 SF**  
Lease Expiring 12/31/25

**AK Construction 5,024 SF**  
Lease Expiring 12/31/25



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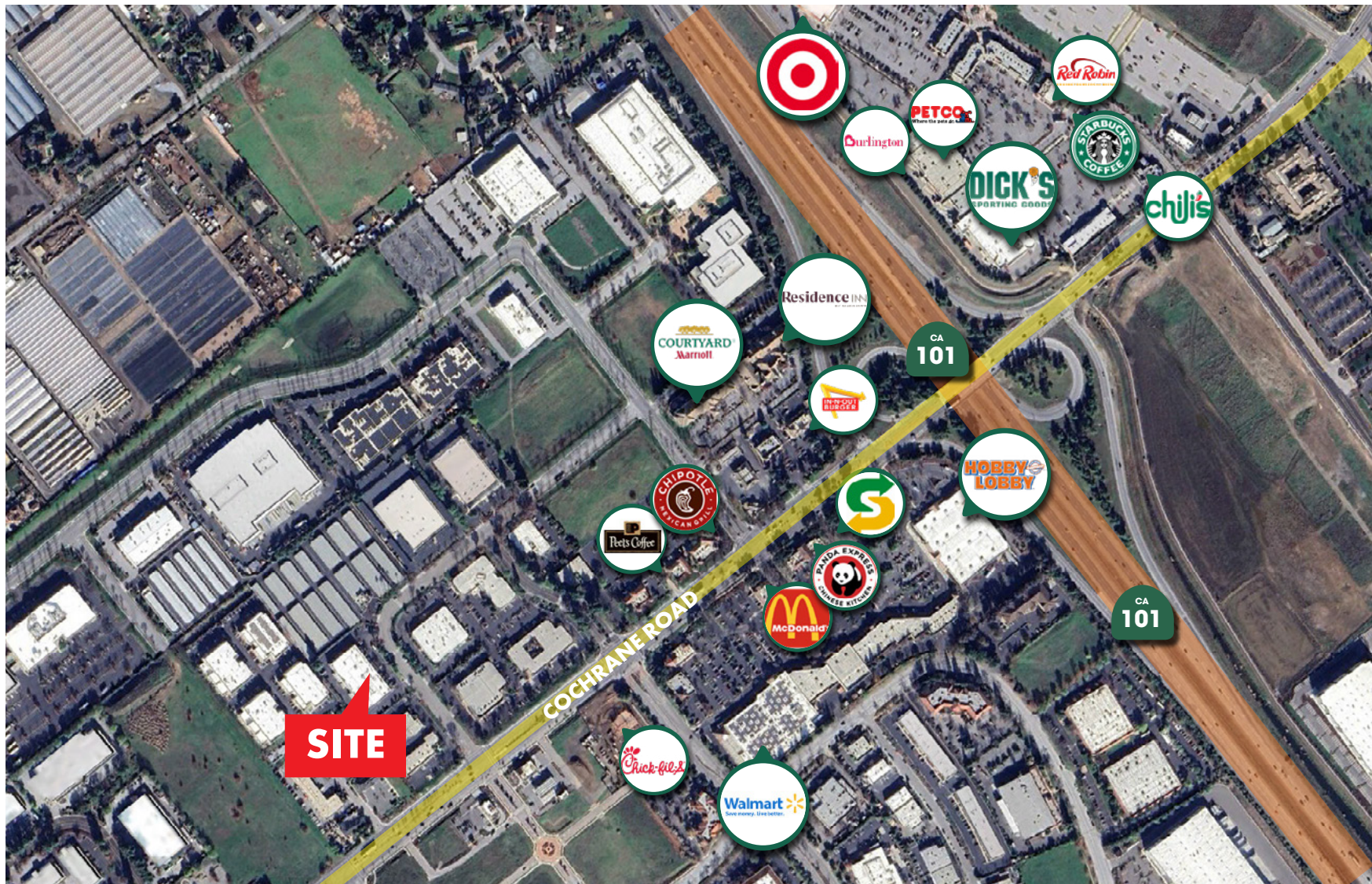


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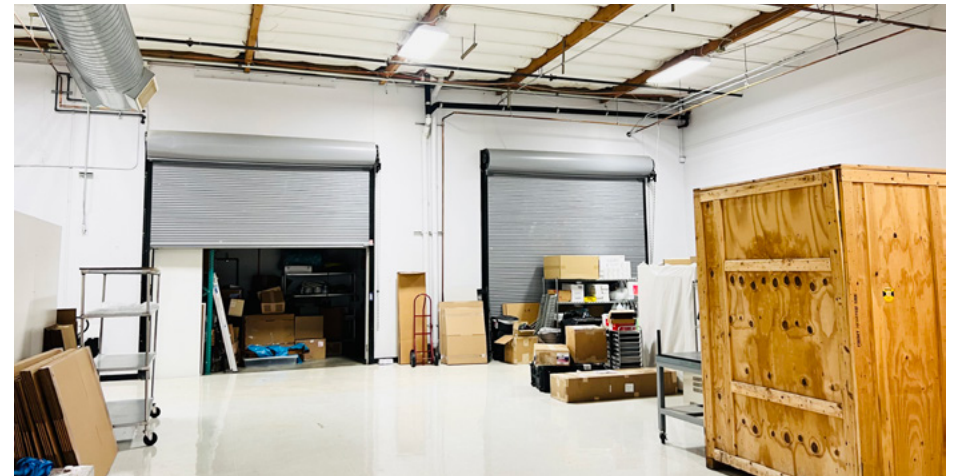


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