

For Lease | E&P Logistics Center

# ±39,534 SF to ±83,540 SF Warehouse Distribution Space

201 & 221 Yamane Drive | Gilroy, CA



Ready For  
Occupancy

## Highlights

Slab Thickness and Rebar Spec	6" slab with #4 @ 18" OCEW
ESFR	ESFR
Column Spacing	±56' x 56'
East / West Bay	±60' x 60'
North / South Bay	±47' x 56'
Building Dimensions	±344' deep x 550' (including popouts)
Power	3,000A @ 277/480 Volts
Total Parking Provided	141
Trailer Parking Provided	37
Zoning	M-1 Limited Industrial
Roof	60 mil TPO
Skylights	(55) ±4' x 8' dual dome skylights with security bars
Min. Clearance	±32'
Speed Bay	±60'
Dock Equipment	Pit levelers for 50% of the dock doors, and edge-of-dock on the balance
Fiber	High speed fiber/data available



[Click to View Video](#)



## Contact Brokers

### Jeff Barnes

Executive Vice President  
CA License No. 00883278  
jeff.barnes@colliers.com  
+1 408 218 3366

### Phil Garrett, SIOR

Executive Vice President  
CA License No. 00844836  
phil.garrett@colliers.com  
+1 707 372 1036

# Site Plan

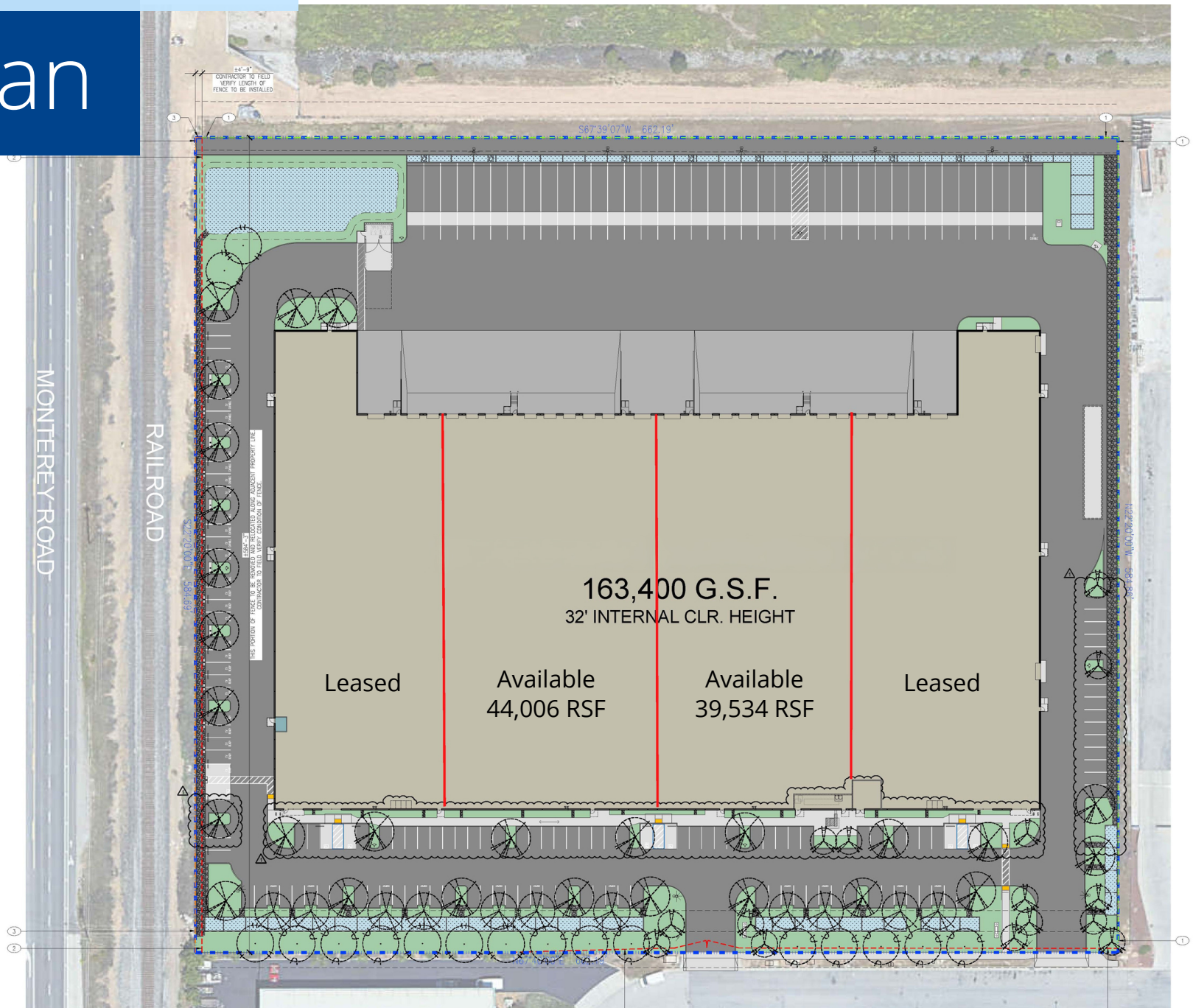
▲	Grade Level Door
△	Dock High Door

## Contact Brokers

**Jeff Barnes**  
Executive Vice President  
CA License No. 00883278  
jeff.barnes@colliers.com  
+1 408 218 3366



**Phil Garrett, SIOR**  
Executive Vice President  
CA License No. 00844836  
phil.garrett@colliers.com  
+1 707 372 1036

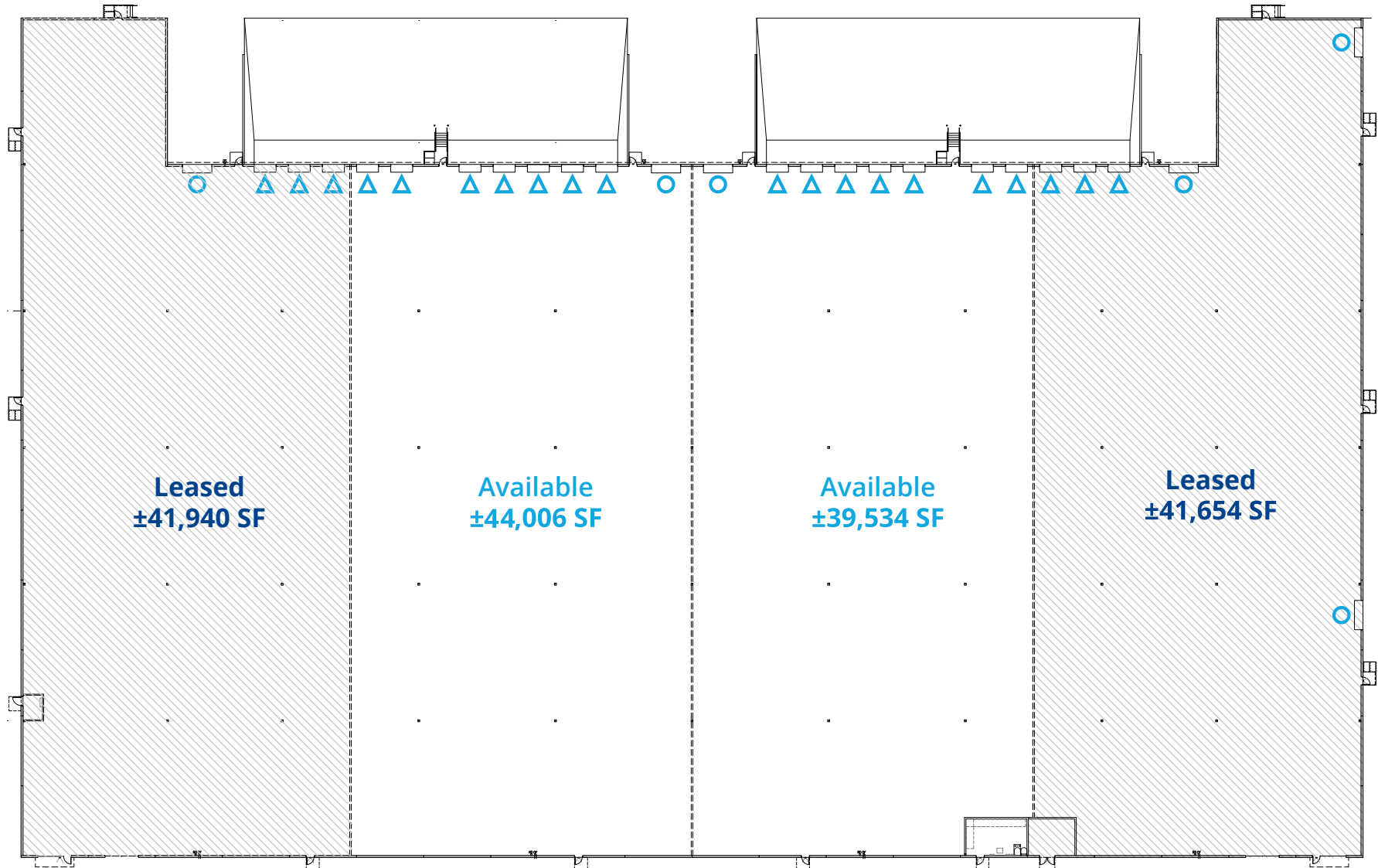
Copyright © 2026 Colliers.  
Information herein has been  
obtained from sources deemed  
reliable, however its accuracy cannot  
be guaranteed. The user is required  
to conduct their own due diligence  
and verification.



201 & 221 Yamane Drive | Gilroy, CA

# Floor Plan

	Grade Level Door
	Dock High Door



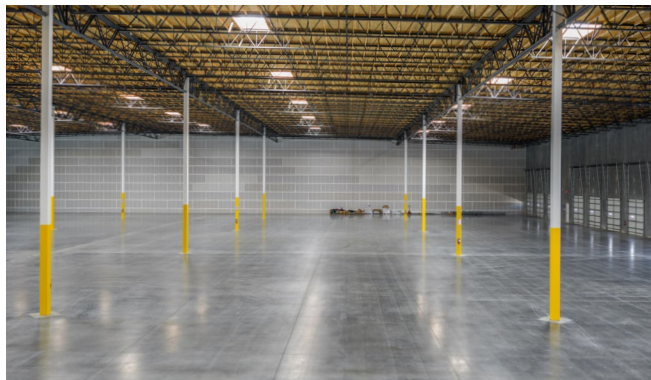
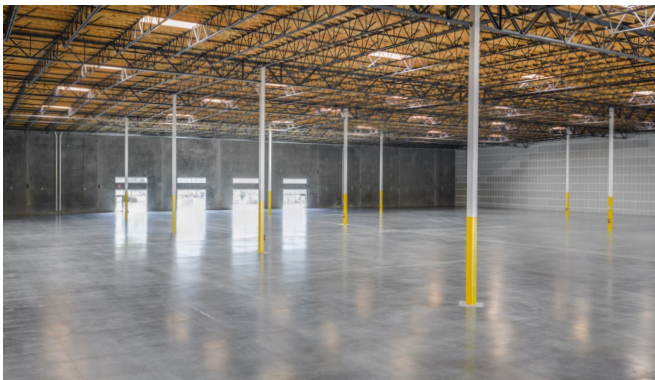
201 & 221 Yamane Drive | Gilroy, CA

# Overview

201 & 221 Yamane Drive



Elevations



201 & 221 Yamane Drive | Gilroy, CA

# Aerial View



201 & 221 Yamane Drive



201 & 221 Yamane Drive | Gilroy, CA

# Location Overview

## Location Highlights



Centrally located  
in Gilroy



±30 miles to San Jose



Immediate access  
to Hwy 101  
±30 mile to I-5

## Demographics *10 mile radius*



**128,073**

Total Population



**\$1,096,006**

Median Home Value



**\$127,992**

Median HH Income



**22%**

Blue Collar  
Employees



201 & 221 Yamane Drive | Gilroy, CA

# Aerial Overview

201 & 221 Yamane Drive  
±8.88 Acres

