

INDUSTRIAL WAREHOUSE

**COMPASS
COMMERCIAL**

FOR LEASE

OFFERING MEMORANDUM

16120 CAPUTO DRIVE
MORGAN HILL, CA 95037

**COMPASS
COMMERCIAL**

JALILI
COMMERCIAL GROUP

16120 CAPUTO DRIVE MORGAN HILL, CA 95037

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AVAILABLE FOR LEASE



This property offers adaptable industrial space within a vibrant commercial hub, perfectly suited for businesses aiming to expand and succeed. The flexible design accommodates diverse operational requirements, from manufacturing to logistics, ensuring it meets the demands of growing enterprises. It's an excellent choice for companies seeking a scalable and efficient workspace.

Located with direct access to major freeways, the property guarantees effortless connectivity for transportation and distribution needs. Its central position enhances accessibility, streamlining operations for businesses reliant on timely deliveries and regional outreach. This strategic placement supports both local and broader market engagement.

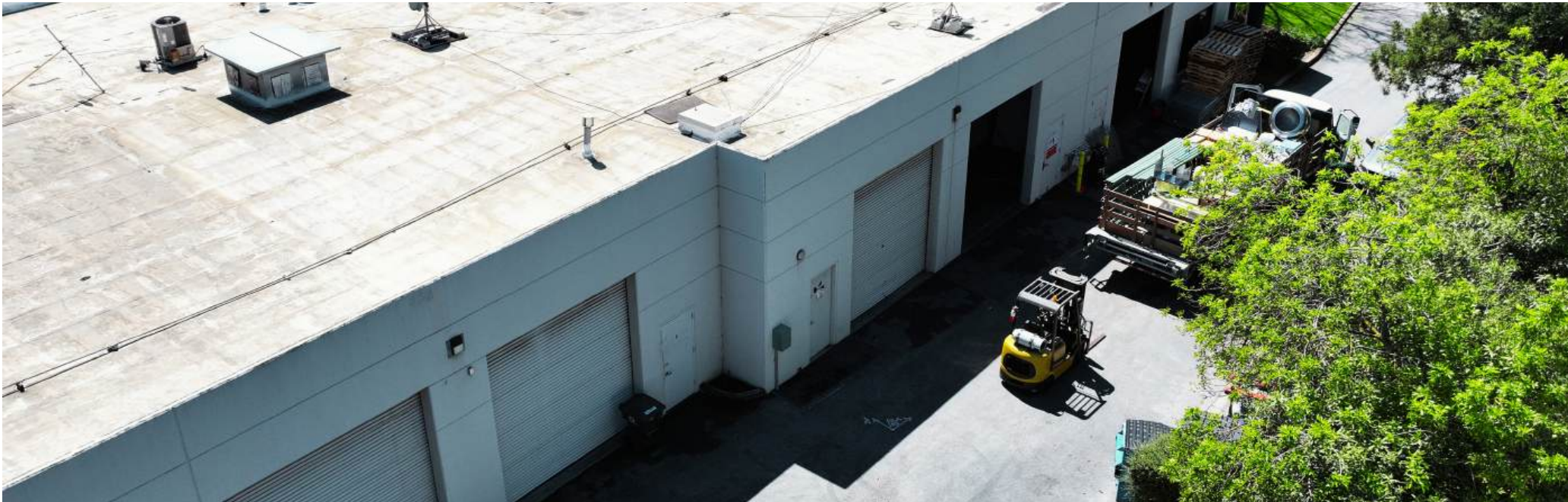
Just minutes from San Jose and Gilroy, the property benefits from proximity to key economic centers, fostering opportunities for collaboration and growth. The surrounding area is rich with amenities and resources, making it a convenient base for employees and clients alike. This prime location combines practicality with potential, ideal for forward-thinking businesses.



Property Type:	Industrial		
Offering price/sf:	\$1.45/SF + NNN		
Suite Size:	790- 5,328 SF	Built:	1988
Building Size:	11,864 SF	Zoning Type:	Light Industrial (IL)

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AVAILABLE SUITES

- **Suites A & B: 3,552 SF** – Largest available space, divisible into smaller units if required, offering flexibility for larger tenants or multiple users
- **Suite C: 1,776 SF** – Spacious suite ideal for warehousing or distribution.
- **Suite G: 770 SF** – Compact space suitable for small businesses or storage needs.

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HIGHLIGHTS

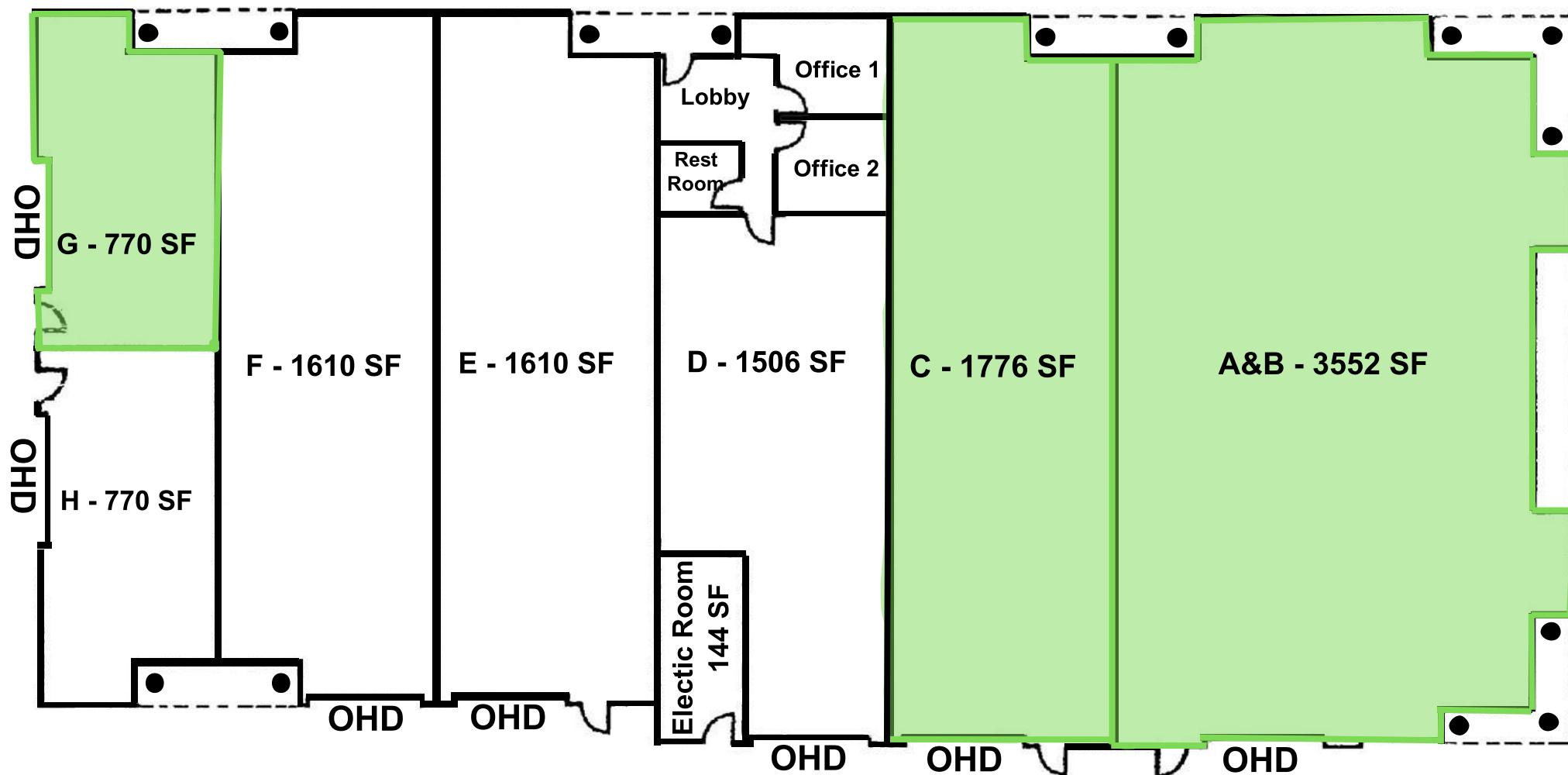
- Ground Level Doors
- Flexible suite sizes ranging from 770 SF to 3,552 SF.
- Suites A & B can be divided to accommodate smaller space requirements.
- Well-maintained industrial facility with modern infrastructure.
- Strategic location in Morgan Hill with proximity to major transportation routes (e.g., Highway 101).
- Suitable for a variety of industrial uses, including storage, manufacturing, or logistics.

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BUILDING FLOOR PLAN

AVAILABLE SPACES



RETAILER MAP

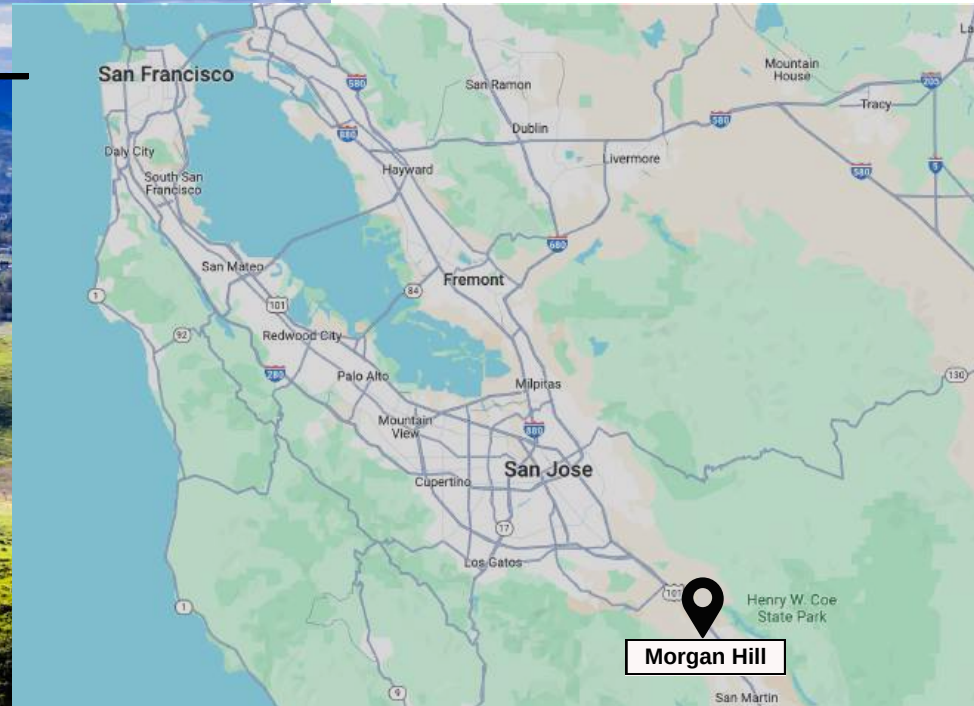
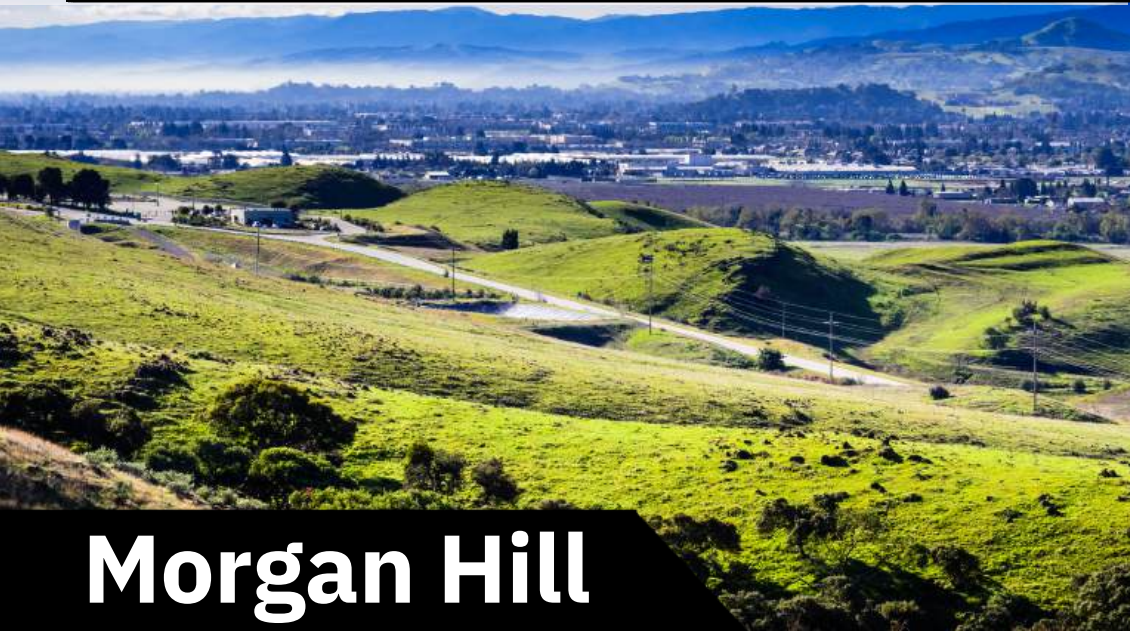


Subject Property



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MARKET OVERVIEW



Morgan Hill

Morgan Hill, California, nestled in the southern part of Santa Clara County, is a charming small city known for its picturesque landscapes and vibrant community. Located at the foot of the Santa Cruz Mountains, it offers a blend of suburban tranquility and easy access to the bustling Silicon Valley. With a population of approximately 45,000, Morgan Hill maintains a close-knit, family-friendly atmosphere, making it an attractive destination for those seeking a balance between rural serenity and urban amenities. The city is also renowned for its agricultural heritage, particularly its vineyards and wineries, which draw visitors for wine tastings and scenic tours.

The downtown area of Morgan Hill is a hub of activity, featuring a mix of boutique shops, local restaurants, and historic architecture that reflects its early 20th-century roots. The city hosts numerous community events, such as the annual Mushroom Mardi Gras Festival, which celebrates the region's agricultural history and draws crowds with food, music, and family-friendly activities. Outdoor enthusiasts are drawn to the nearby Henry W. Coe State Park and Anderson Lake County Park, offering hiking, biking, and boating opportunities. Morgan Hill's commitment to preserving green spaces and promoting outdoor recreation makes it a haven for nature lovers.

Economically, Morgan Hill benefits from its proximity to Silicon Valley, with many residents commuting to tech hubs in San Jose and beyond. The city itself is home to a growing number of small businesses and tech startups, contributing to its economic vitality. Its excellent schools, low crime rate, and well-planned neighborhoods make it a desirable place to raise a family. As Morgan Hill continues to grow, it strives to maintain its small-town charm while embracing sustainable development, ensuring that it remains a welcoming and thriving community for both residents and visitors.

The Team



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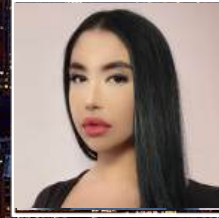
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