

For Lease

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18635 Sutter Blvd, Morgan Hill, CA

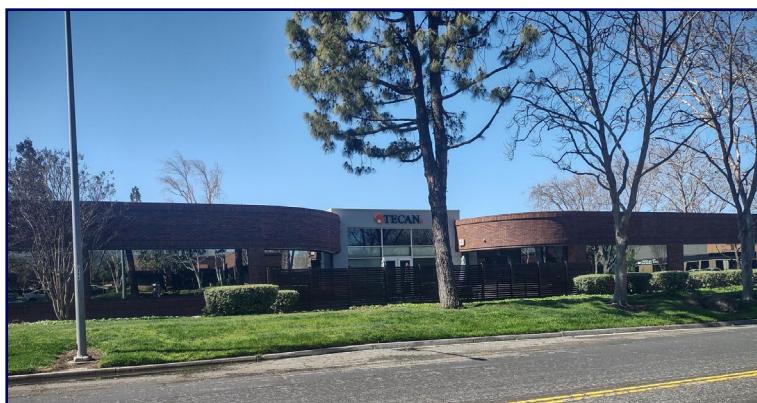
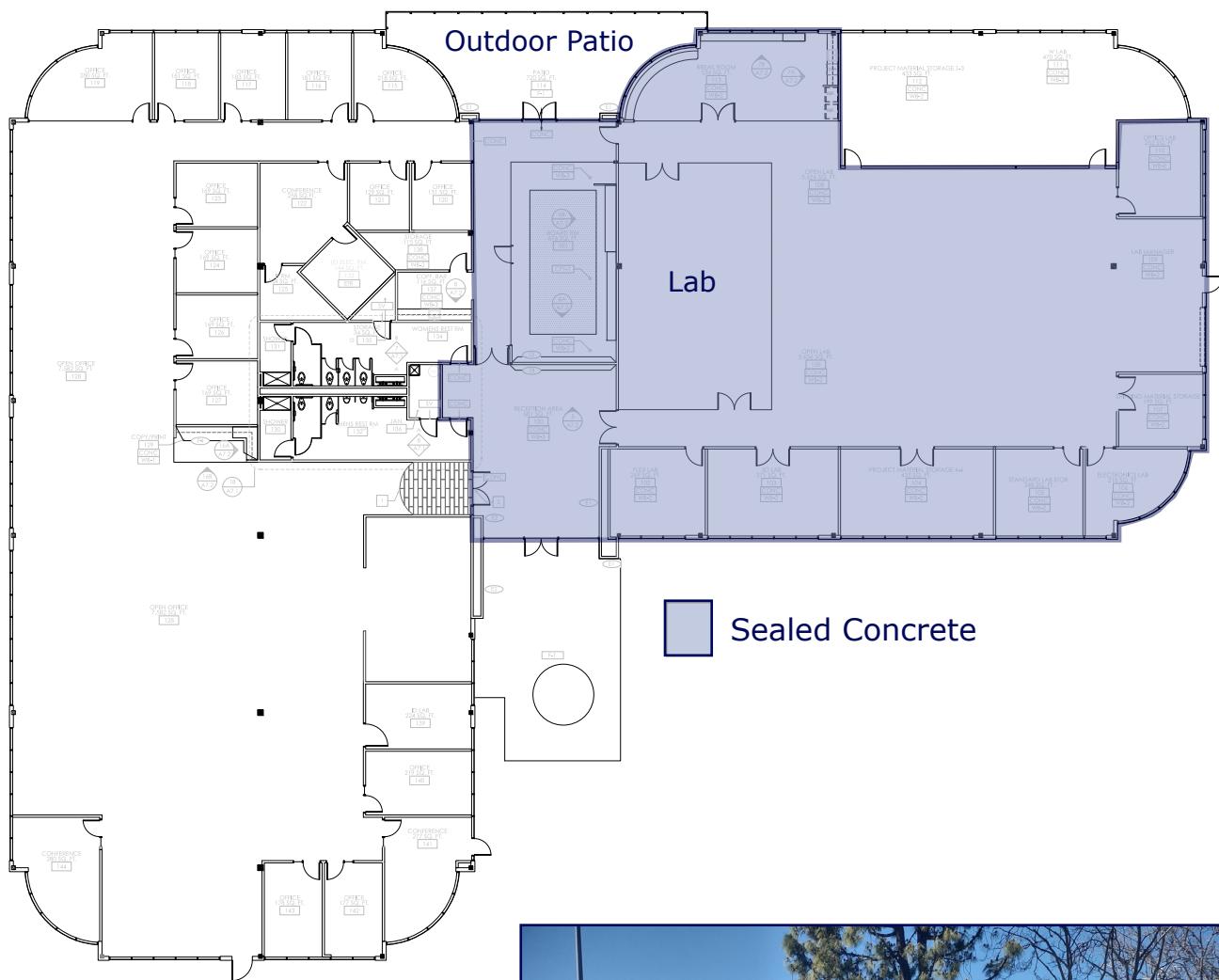
Cochrane Business Ranch > Office/R&D Space

- Freestanding Class "A" Office R&D Building
- 25,000 sf freestanding single story building
- Class "A" Office construction
- North Morgan Hill location in Morgan Hill's premier business park
- Open office layout, perimeter private offices, open office, conference rooms, large kitchen/meeting room, open manufacturing area with sealed concrete flooring
- 8'x9' Delivery/Rollup Door
- 800 amps/480 Volts/3 phase power
- ML zoning - many uses allowed
- Easy Highway 101 access
- Walking distance from various restaurants/shops
- Available approx q4/2025
- Call to tour - by appointment only
- \$1.75 per SF/ month NNN

Property Aerial



Floorplan



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