

CTC COCHRANE TECHNOLOGY CENTER

COCHRANE ROAD AND DE PAUL DRIVE
MORGAN HILL, CA



FIVE CLASS A INDUSTRIAL
BUILDINGS TOTALING $\pm 501,314$ SF
 $\pm 4,000$ AMPS POWER PER BUILDING

$\pm 73,668$ SF -
 $\pm 138,698$ SF

READY FOR OCCUPANCY



COCHRANE TECHNOLOGY CENTER THE GATEWAY TO SUCCESS



LOCATION

Centralized south county location with service area from San Jose SF Bay Area to Monterey



SCALABLE FACILITY SOLUTION

From a single 73,668 SF building up to a five building campus of 501,314 SF to accommodate dynamic growth needs



PROXIMITY TO RETAIL SERVICES

Walking distance to restaurants and shopping



ACCESS

Direct access to Highway 101 from a full clover leaf interchange



REVERSE COMMUTE

Fantastic southern location to attract either west valley employees or capitalize on the rich talent base of technology and advanced manufacturing professionals who live in South County



FLEXIBLE DESIGN

Suitable for advanced manufacturing, industrial and warehouse uses



IDENTITY

Over 1/2 mile of Highway 101 exposure

PROJECT FEATURES

LAND AREA:
±29.20 Acres

ZONING:
General Light Industrial (M2)

MINIMUM CLEAR HEIGHT:
28' - 32"

ROOF TYPE:
60 mil TPO

SKYLIGHTS:
2.0 % of Building Area

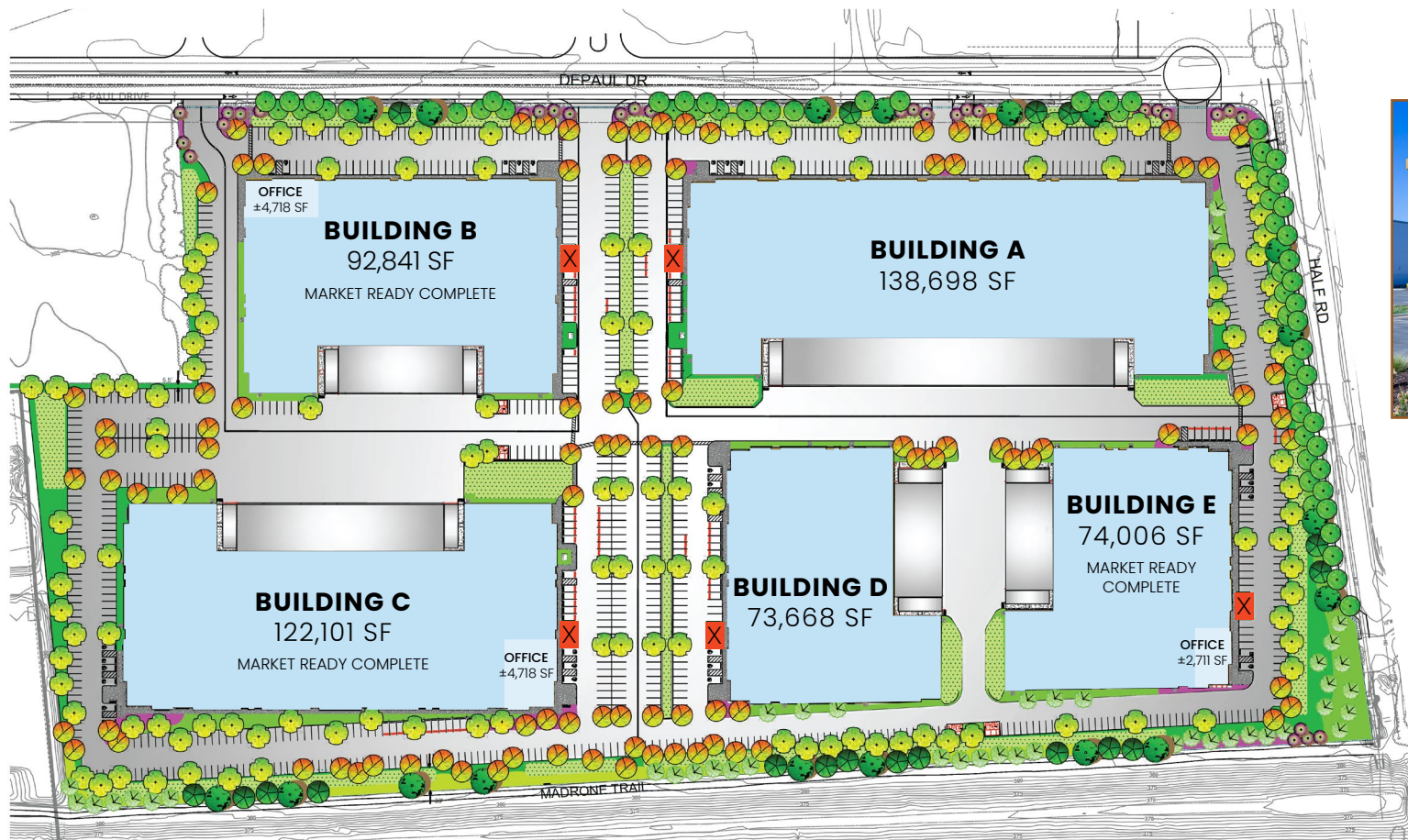
LIGHTING:
LED Light Fixtures & Controls

SPRINKLERS:
ESFR

FLOOR SLAB:
6"

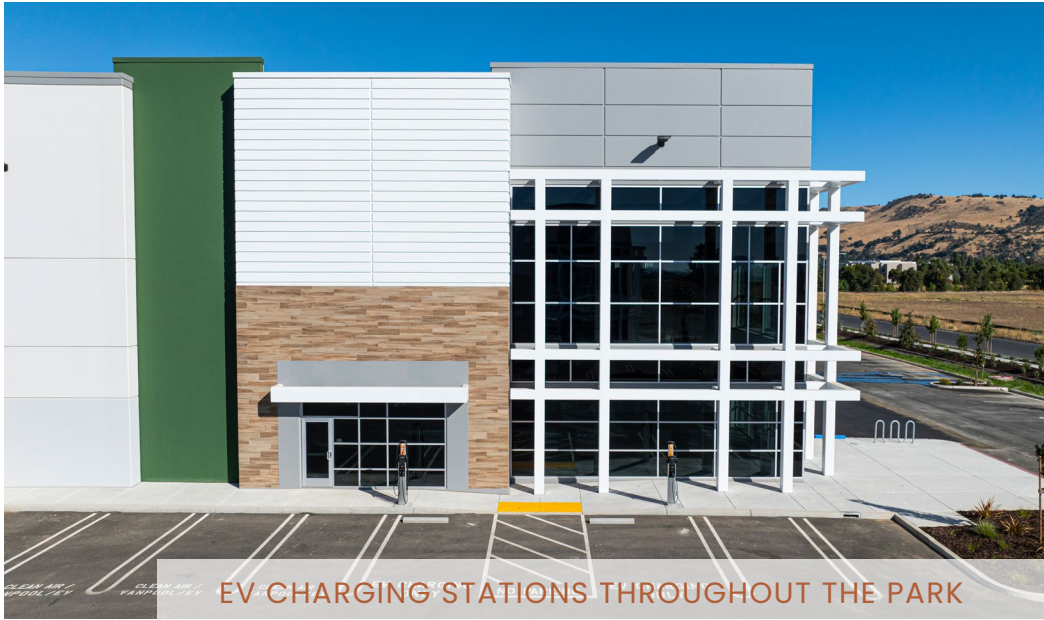
TYPICAL COLUMN SPACING:
50' x 52'

CONSTRUCTION TYPE:
III-B Concrete Tilt-up



X = OUTDOOR BREAK AREA

PROJECT FEATURES



PROJECT FEATURES



28' - 32' MINIMUM CLEAR HEIGHT



MOVE IN CONDITION WITH SPEC OFFICE

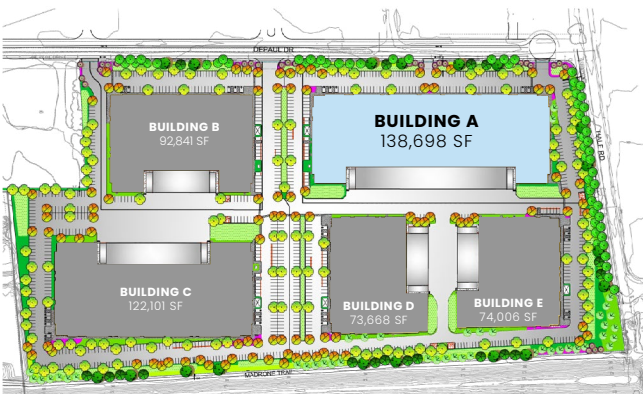
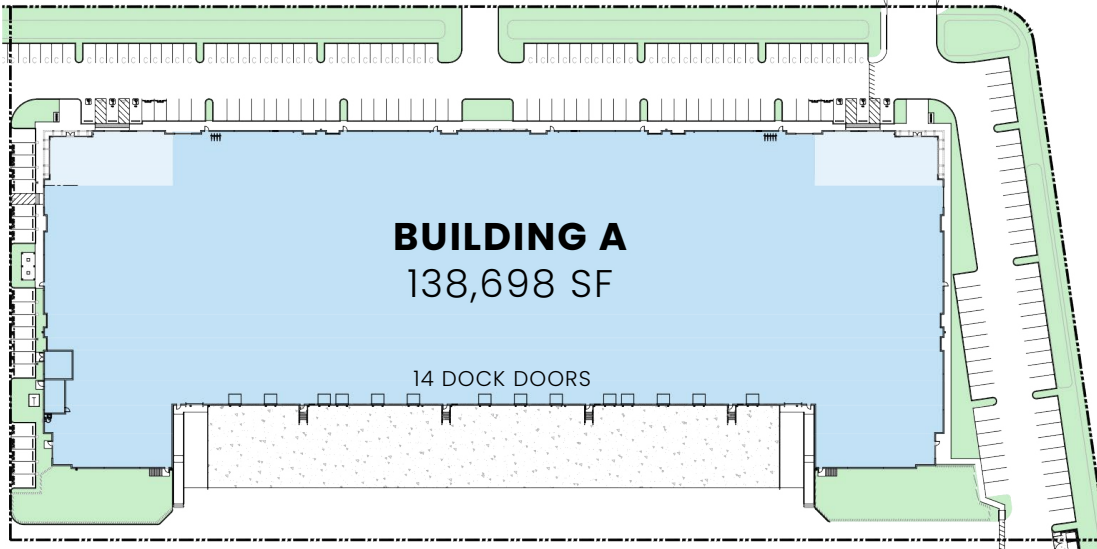


BREAK ROOM AREAS



2.0% SKYLIGHT RATIO

18105 DE PAUL DRIVE
BUILDING A



BUILDING SIZE

138,698 SF



OFFICE AREA

To Suit



CLEAR HEIGHT

32'



COLUMN SPACING

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.38/1,000 SF | 191 Stalls



LOADING

14 Dock-High (9'x10')
2 Grade-Level (12'x14')



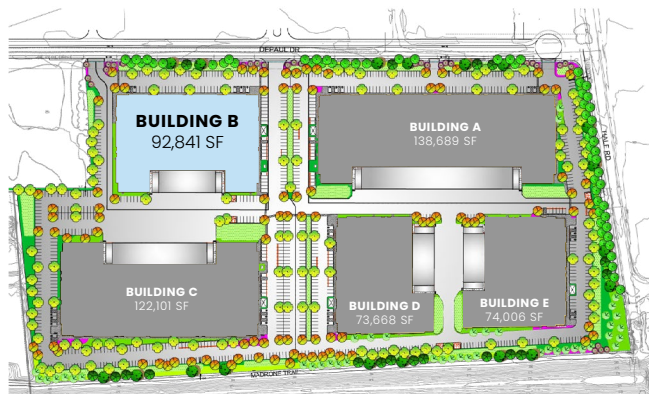
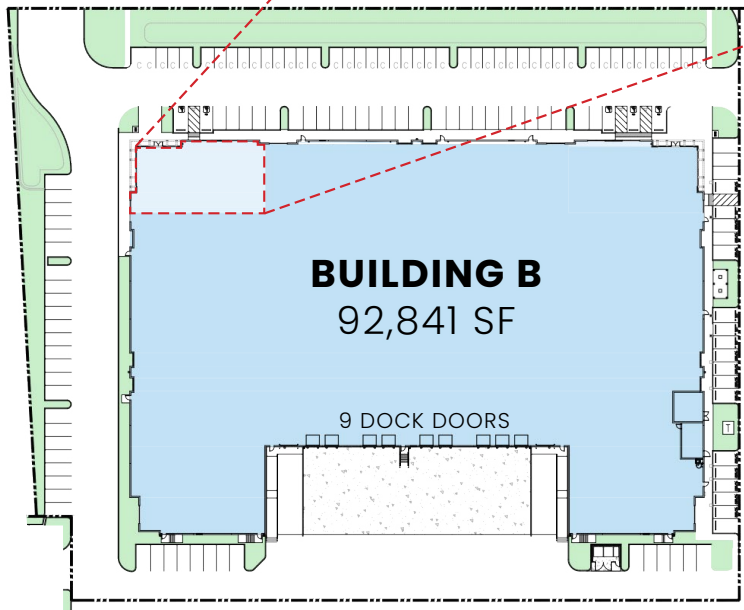
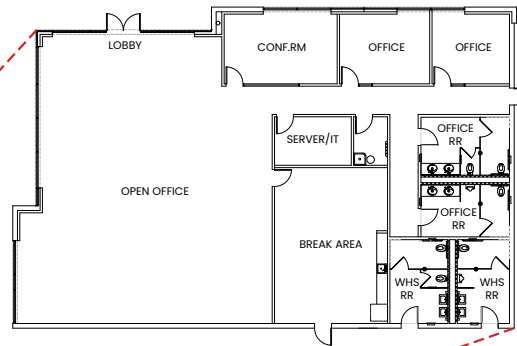
SPRINKLERS

ESFR

18265 DE PAUL DRIVE

BUILDING B

Move in Condition with Spec Office,
Warehouse Lights & Dock Levelers



BUILDING SIZE

92,841 SF



OFFICE AREA

+4,718 SF



CLEAR HEIGHT

32'



COLUMN SPACING

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.23/1,000 SF | 137 Stalls



LOADING

9 Dock-High (9'x10') /
4 Dock Levelers
2 Grade-Level (12'x14')

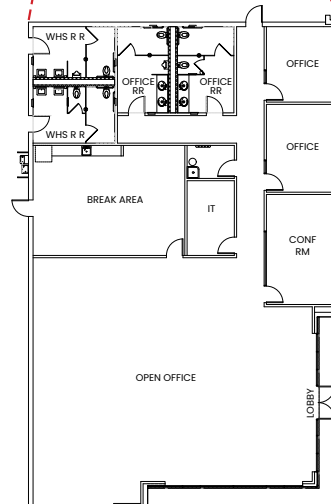
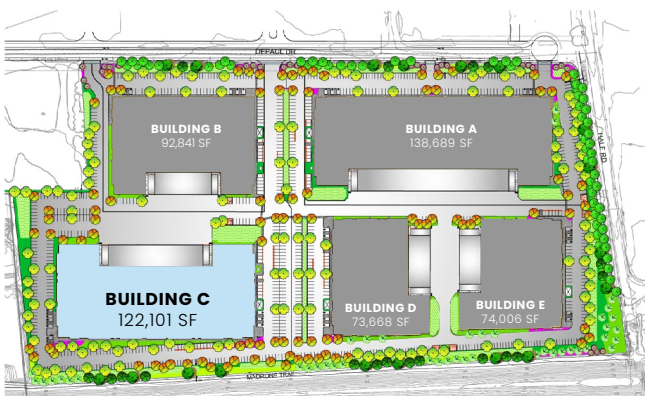
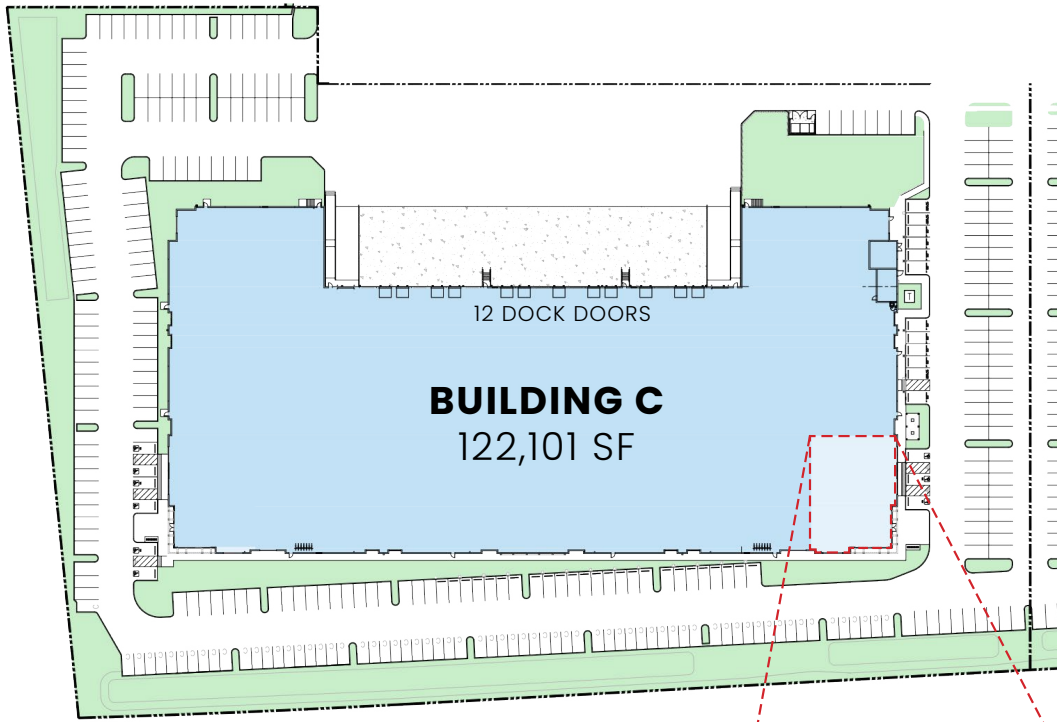


SPRINKLERS

ESFR

18225 DE PAUL DRIVE
BUILDING C

Move in Condition with Spec Office,
Warehouse Lights & Dock Levelers



BUILDING SIZE

122,101 SF



OFFICE AREA

+4,718 SF



CLEAR HEIGHT

32'



COLUMN SPACING

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

2.97/1,000 SF | 362 Stalls



LOADING

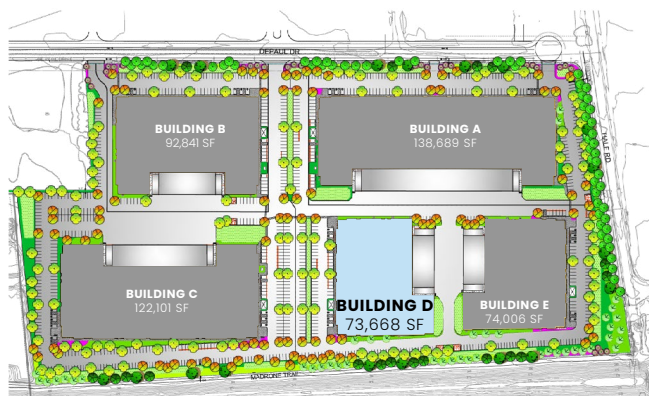
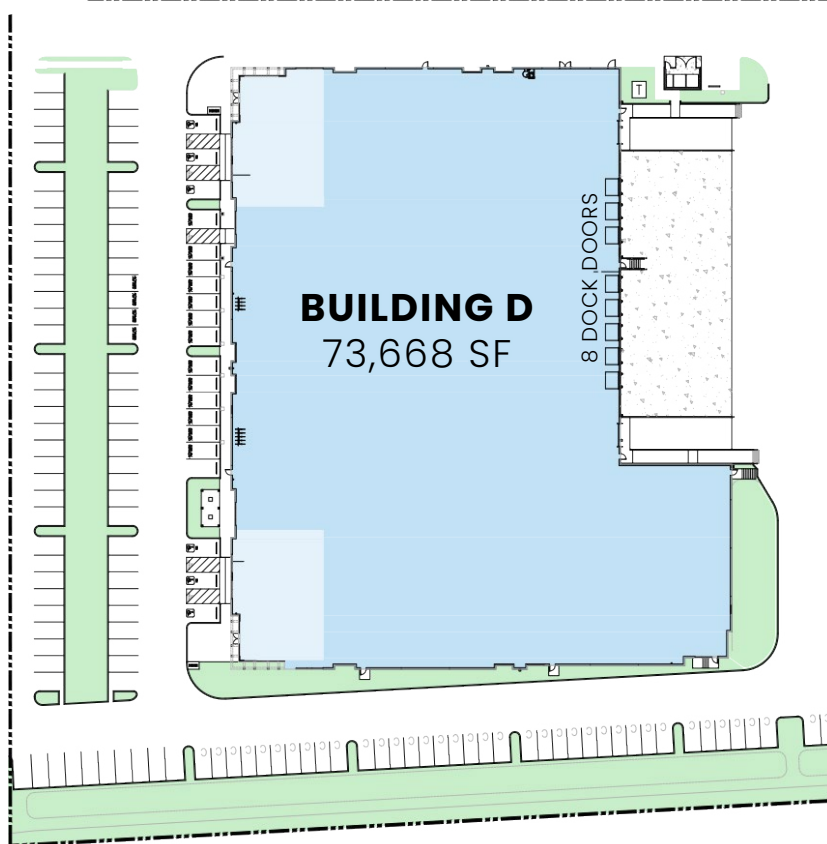
12 Dock-High (9'x10') /
6 Dock Levelers
2 Grade-Level (12'x14')



SPRINKLERS

ESFR

18185 DE PAUL DRIVE
BUILDING D



BUILDING SIZE

73,668 SF



OFFICE AREA

To Suit



CLEAR HEIGHT

28'



COLUMN SPACING

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

2.32/1,000 SF | 170 Stalls



LOADING

8 Dock-High (9'x10')
2 Grade-Level (12'x14')

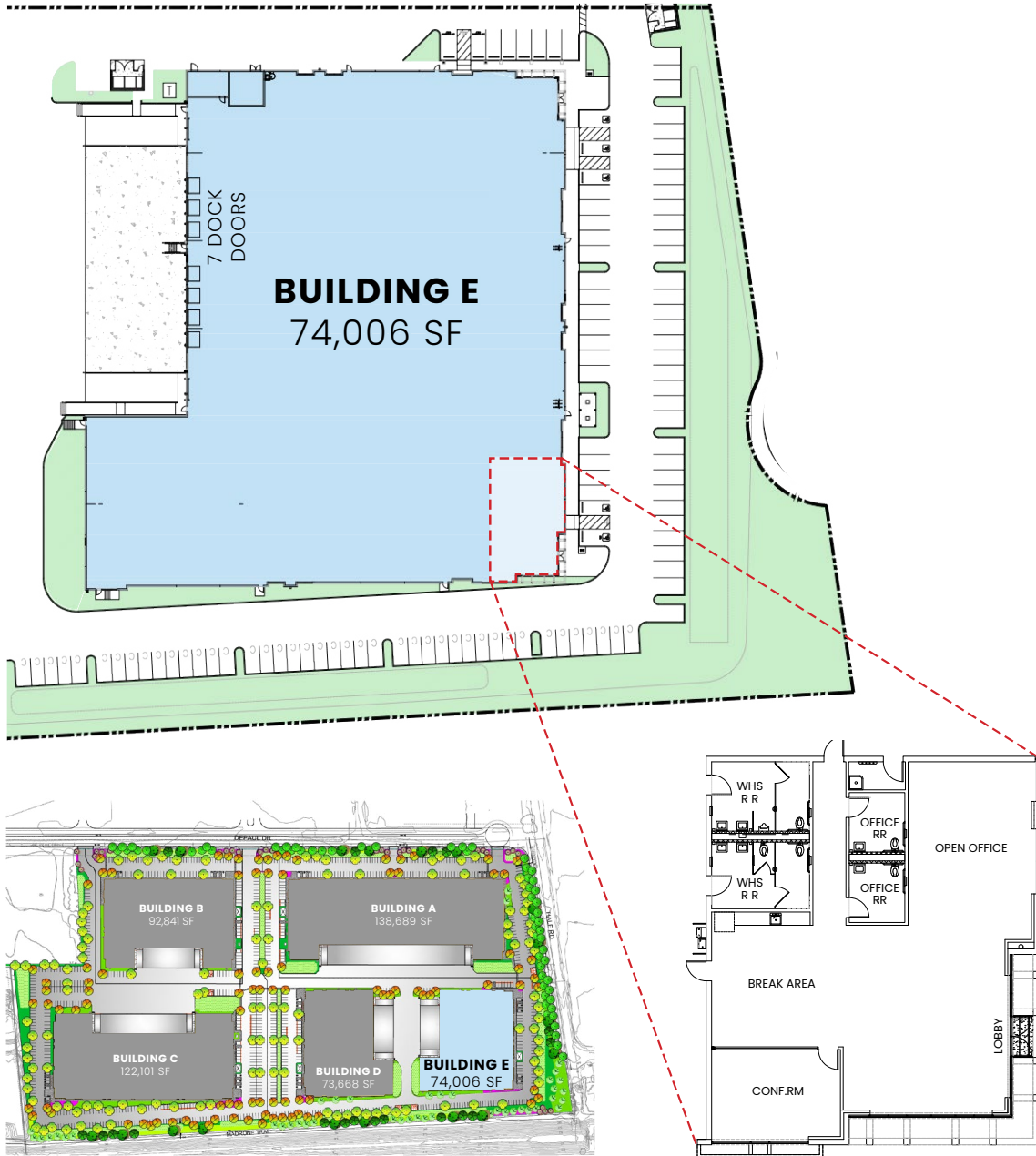


SPRINKLERS

ESFR

18145 DE PAUL DRIVE
BUILDING E

Move in Condition with Spec Office,
Warehouse Lights & Dock Levelers



BUILDING SIZE

74,006 SF



OFFICE AREA

+2,711 SF



CLEAR HEIGHT

28'



COLUMN SPACING

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.47/1,000 SF | 109 Stalls



LOADING

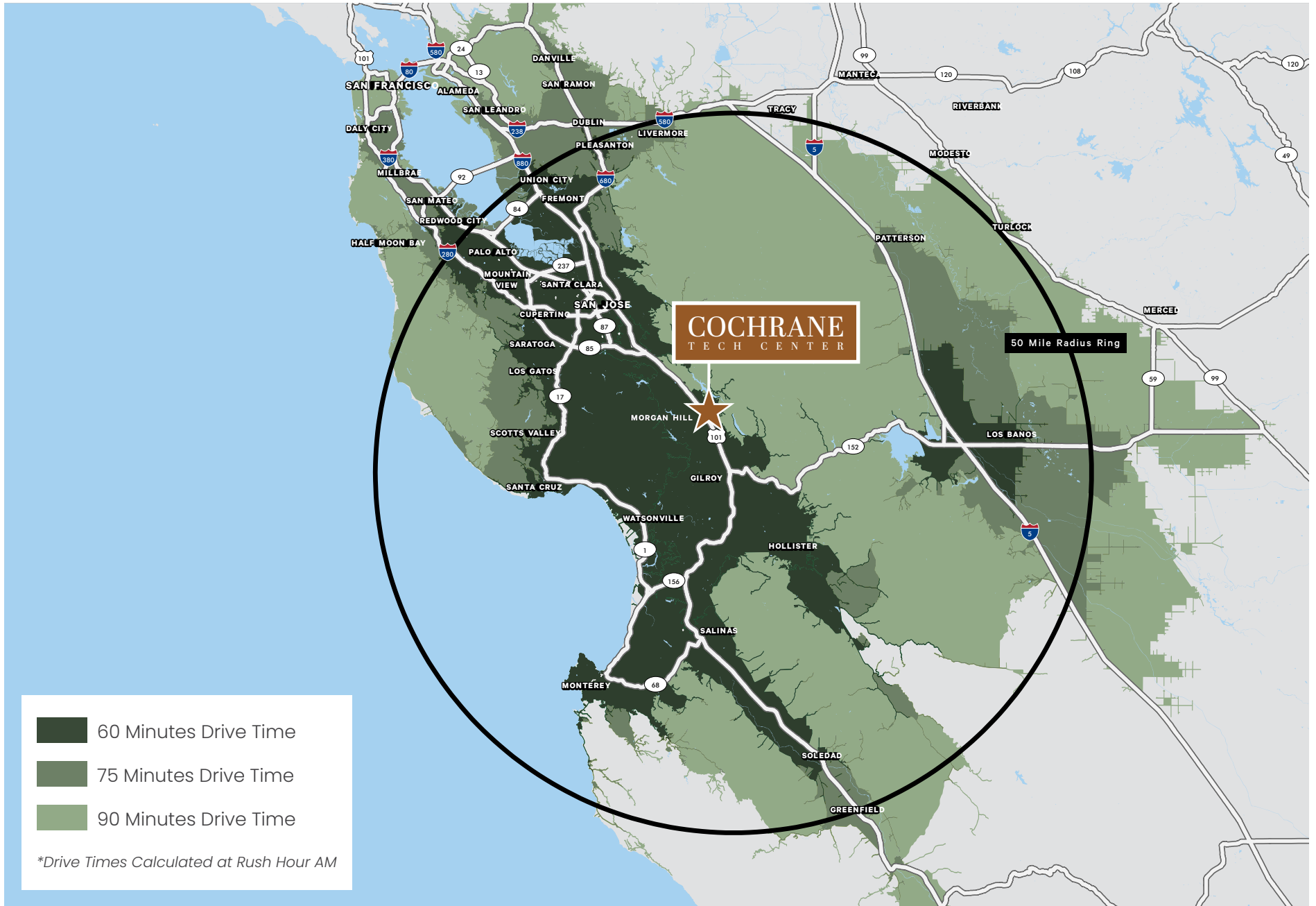
7 Dock-High (9'x10') /
4 Dock Levelers
2 Grade-Level (12'x14')





SPRINKLERS

ESFR

REGIONAL MAP



CORPORATE NEIGHBORS

- | | |
|---|---|
| 1 Anritsu | 13 Aragen Bioscience |
| 2 Gryphon Financial Group | 14 TenCate Advanced Composites |
| 3 Specialized | 15 Shoe Palace Corporation |
| 4 Golden State Assembly | 16 Koco Motion US |
| 5 Terrapin Systems | 17 Creative Manufacturing Solutions |
| 6 RNDC | 18 Coretest Systems |
| 7 Paramit Corporation | 19 NxEdge |
| 8 Infenion Technologies | 20 Applied Motion Products |
| 9 Neutronix | 21 Silicon Valley Glass |
| 10 Amtech Microelectronics |  CalTrain Transit Center |
| 11 Kettle Cuisine (formerly del Monaco) |  Shopping Center |
| 12 Lusamerica Foods | |



NEIGHBORHOOD AMENITIES



CTC COCHRANE TECHNOLOGY CENTER

Trammell Crow Company

18265 **CBRE** Investment Management

COCHRANE ROAD AND DE PAUL DRIVE
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