

# For Sublease

±3.56 Acre IOS Yard

281 Yamane Drive  
Gilroy, CA

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Accelerating success.

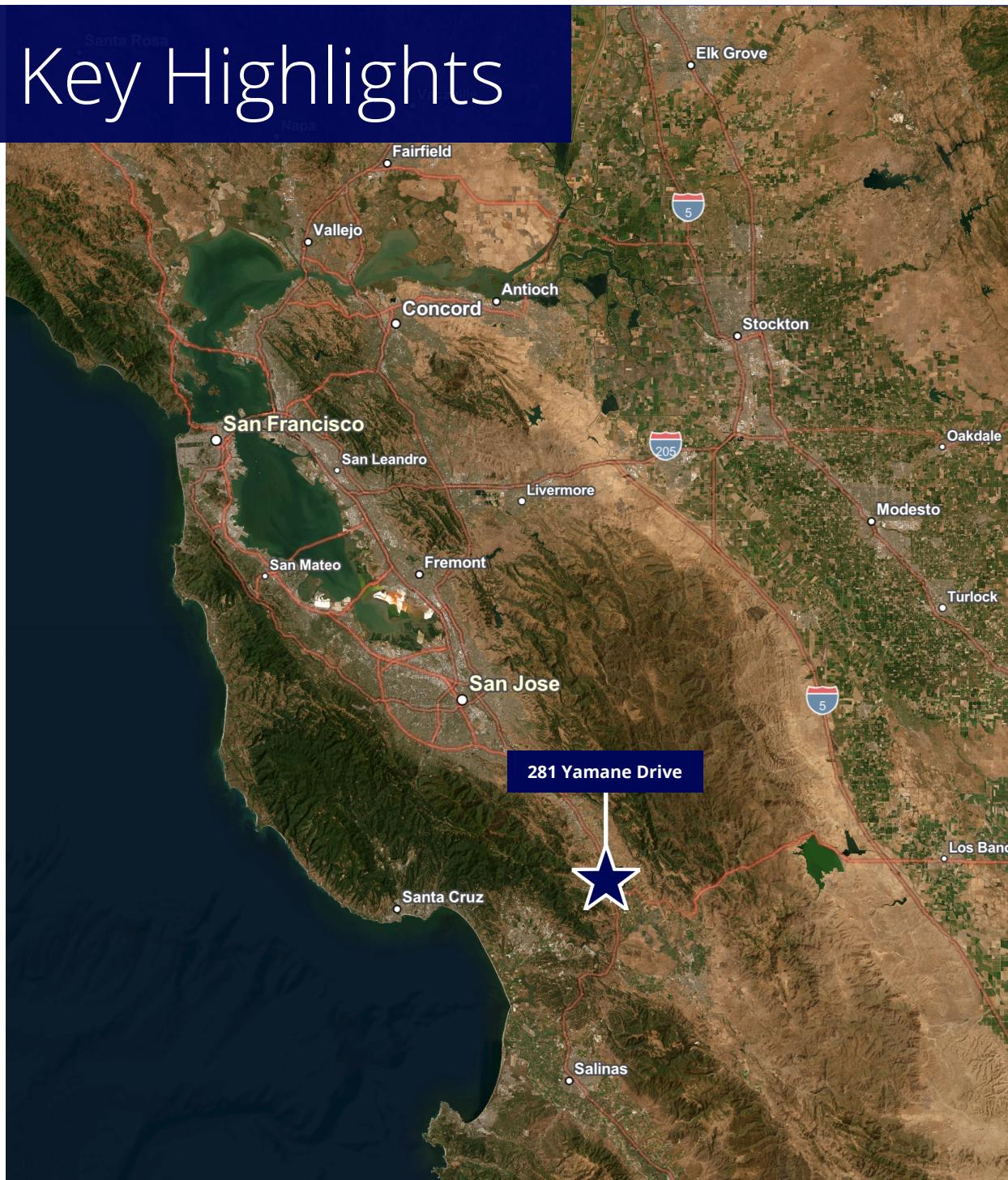
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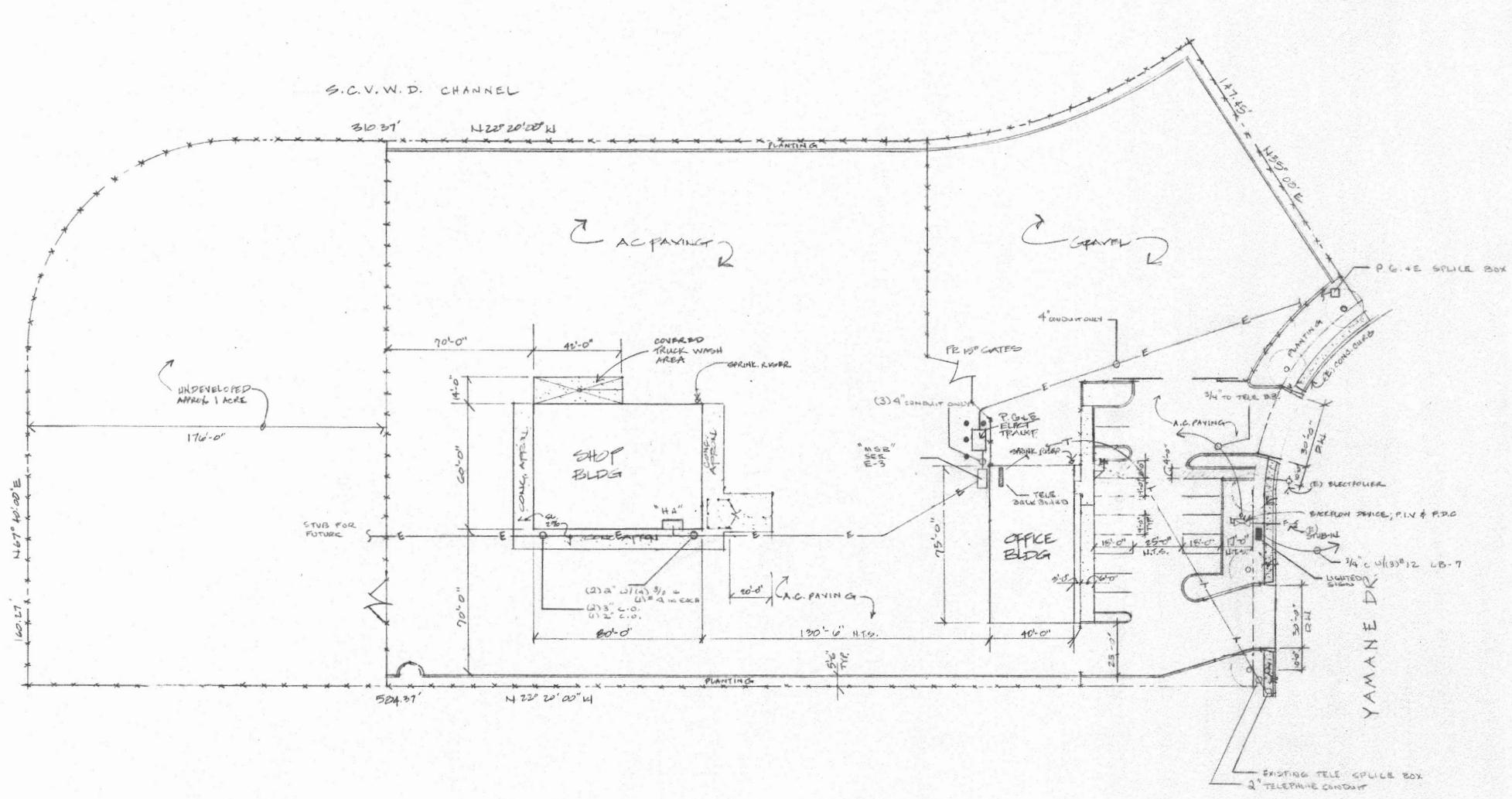
# Key Highlights



- Rare ±3.56 acre (±155,073 SF) fully fenced and secure yard ideal for outdoor storage and parking uses
- ±7,600 SF in shop and offices
- 4 grade level doors
- 16' clear height
- In close proximity to Highway 101 and Highway 152
- Zoning: Light Industrial (ML)
- Sublease term through 8/31/2032 (longer term direct deal with Landlord possible)

Gilroy serves as a key industrial and logistics hub at the southern gateway to Silicon Valley. With direct access to U.S. Highway 101 and State Route 152, the area provides efficient connectivity to the Bay Area, Central Valley, and Central Coast. Gilroy's location supports regional distribution and last-mile operations, and its business-friendly environment has attracted a growing base of industrial users seeking relief from tighter infill markets.

# Site Plan

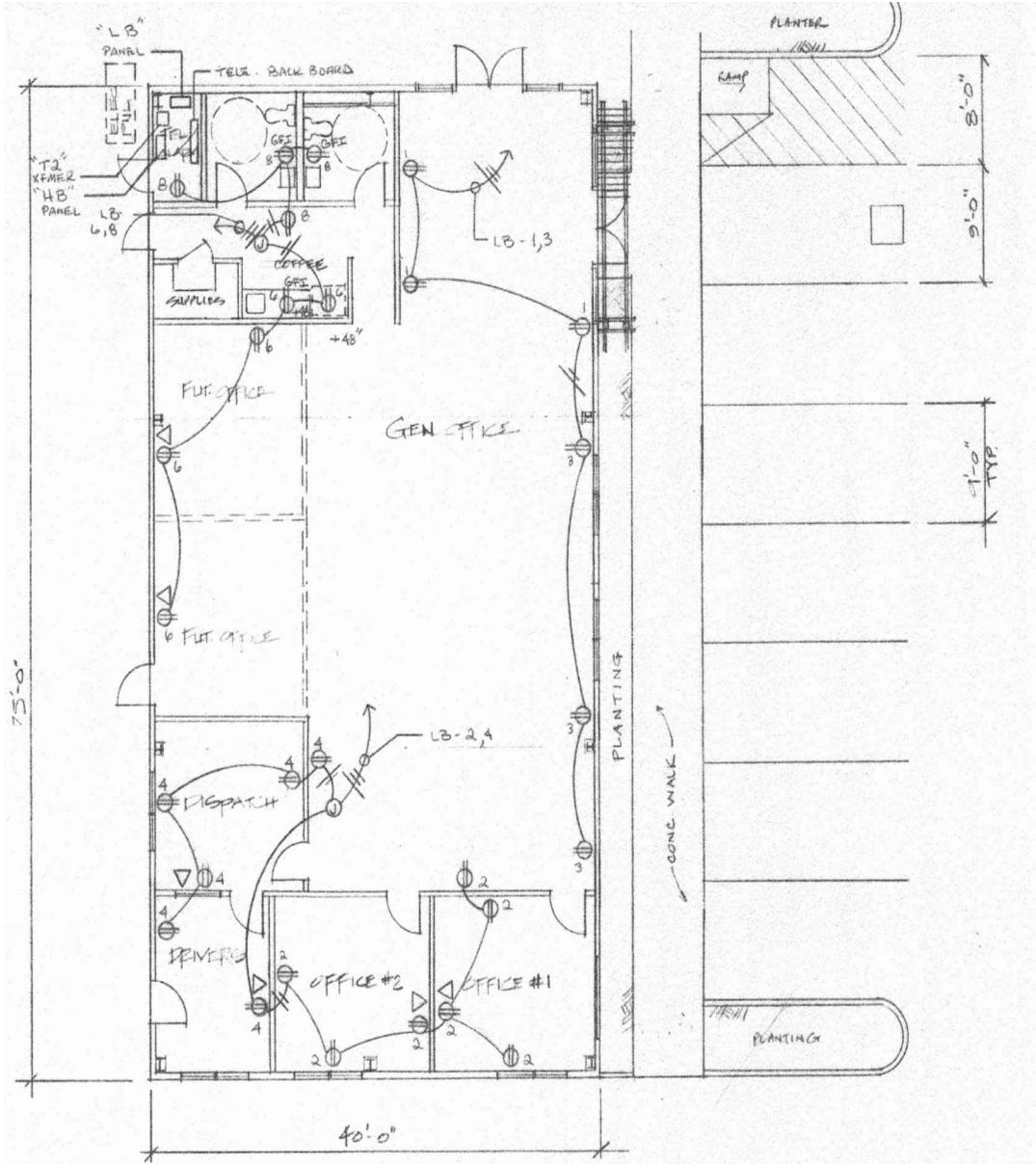


# Office Floor Plan

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## Office Building Highlights

- ±2,800 SF
- 5 private offices, open office & lunchroom
- 2 restrooms

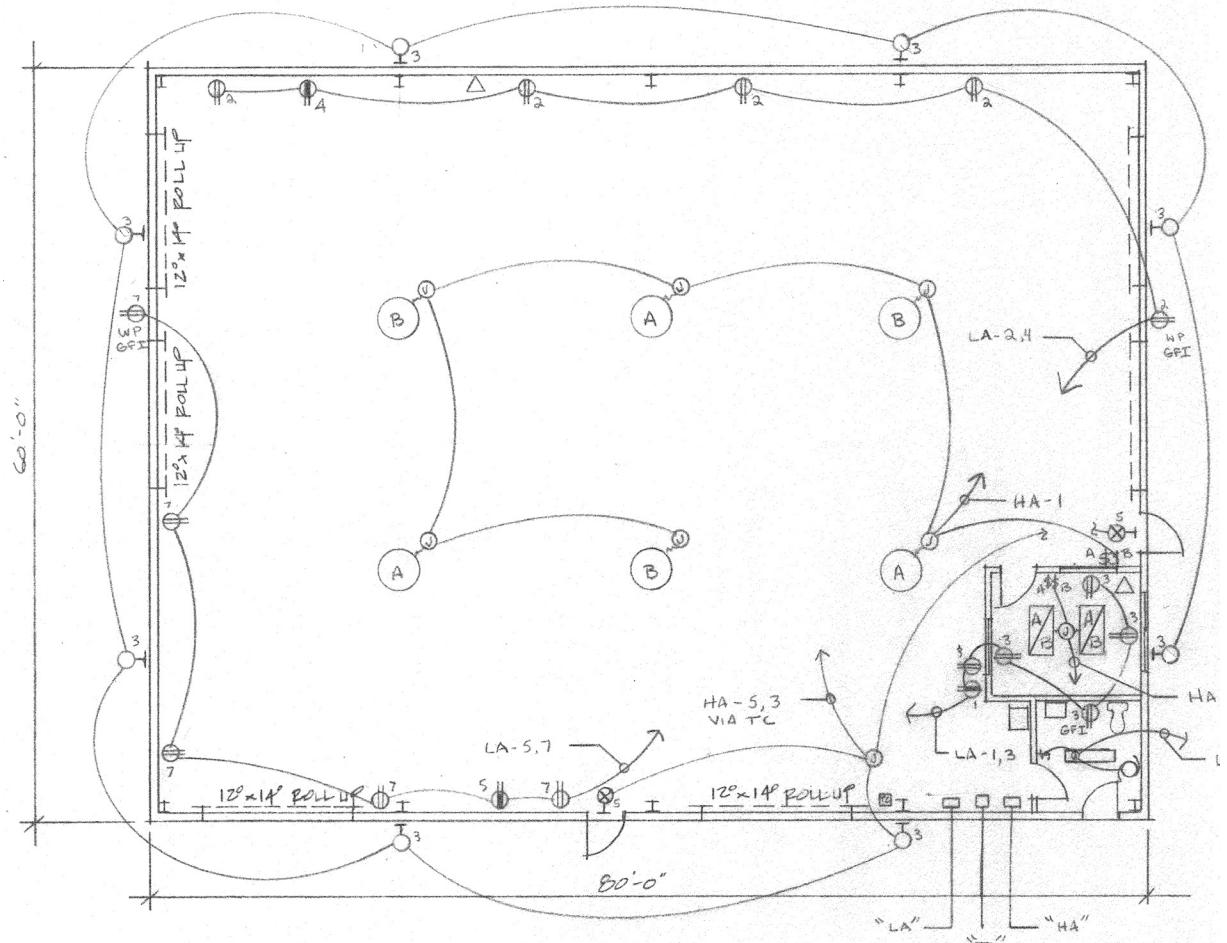


# Shop Building Floor Plan

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## Shop Building Highlights

- ±4,800 SF
- 1 office and restroom
- ±588 SF covered truck wash station
- 16' clear height
- Insulated ceiling with skylights
- Sprinklered
- Distributed air lines
- Power 1200 amps 277/480 volts - 3 phase 4 wire



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