

FOR LEASE & SALE**±10,000 SF Heavy Industrial Building on 1.19 Acre Lot****CONTACT****Matt van Keulen**

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230 Mayock | Gilroy, CA

- Zoned M2 (Heavy Industrial)
- ±18,000 SF of Base Rocked Yard
- Four (4), 12Wx14H Grade Level Doors
- 14-16' Clear Height
- 800 AMP Main Panel at 240V (Buyer/Lessee to Verify)
- 2/1000 Parking + Street
- Located within a low traffic cul-de-sac
- Recently updated Exterior/Landscaping
- For Sale At \$3,495,000
- For Lease at \$1.35/ft IG. (±6,000)
(±2,500 SF Office/±3.750 SF Warehouse)
- Additional ±18,000 SF Yard Area available 1/1/27
(Call for details)
- Call Brokers to Tour, Do Not Disturb Tenant's

Aerial Map



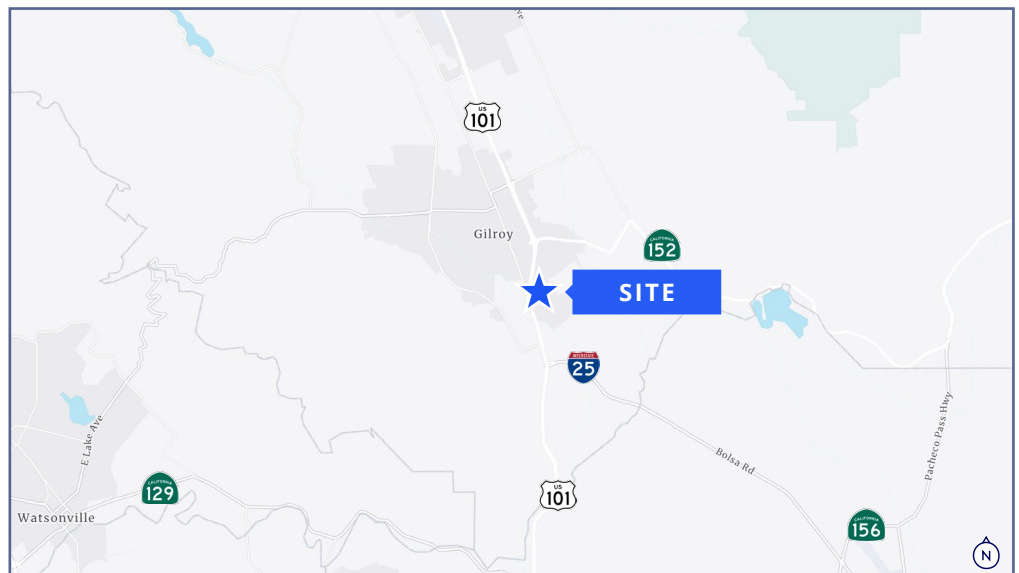
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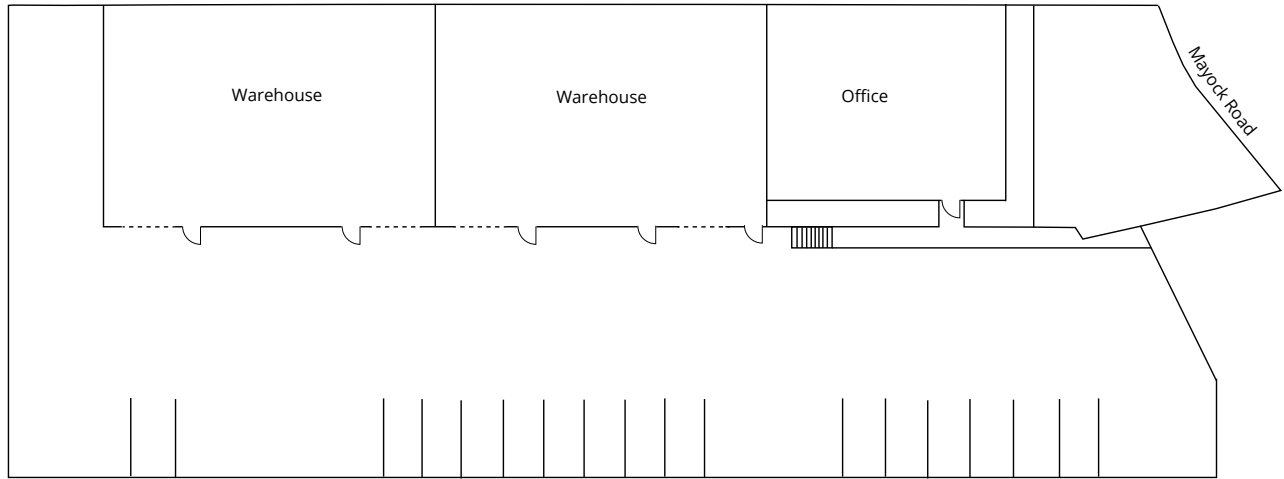
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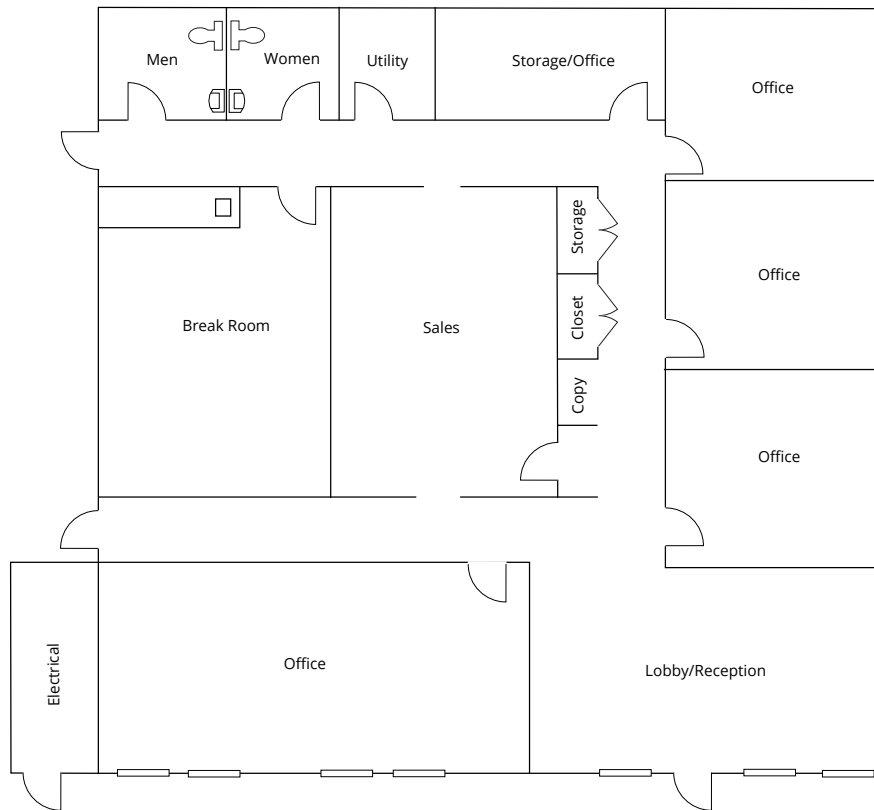
Location Map



Site Plan



Office Floor Plan



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