

±183,600 SF, DIVISIBLE TO ±88,650 SF
INDUSTRIAL BUILDING AVAILABLE
FOR LEASE

6500 CAMINO ARROYO

MCCARTHY

BUSINESS PARK
GILROY



MCCARTHY
DEVELOPMENT

ROCKPOINT

PROPERTY HIGHLIGHTS



±183,600 SF Industrial
Building Divisible to
±88,650 SF



±9.35
Acre Site



±36'
Clear Height



2%
Skylight Ratio



General Industrial
M-2 Zoning



ESFR
Sprinklers System



183 Car Parking

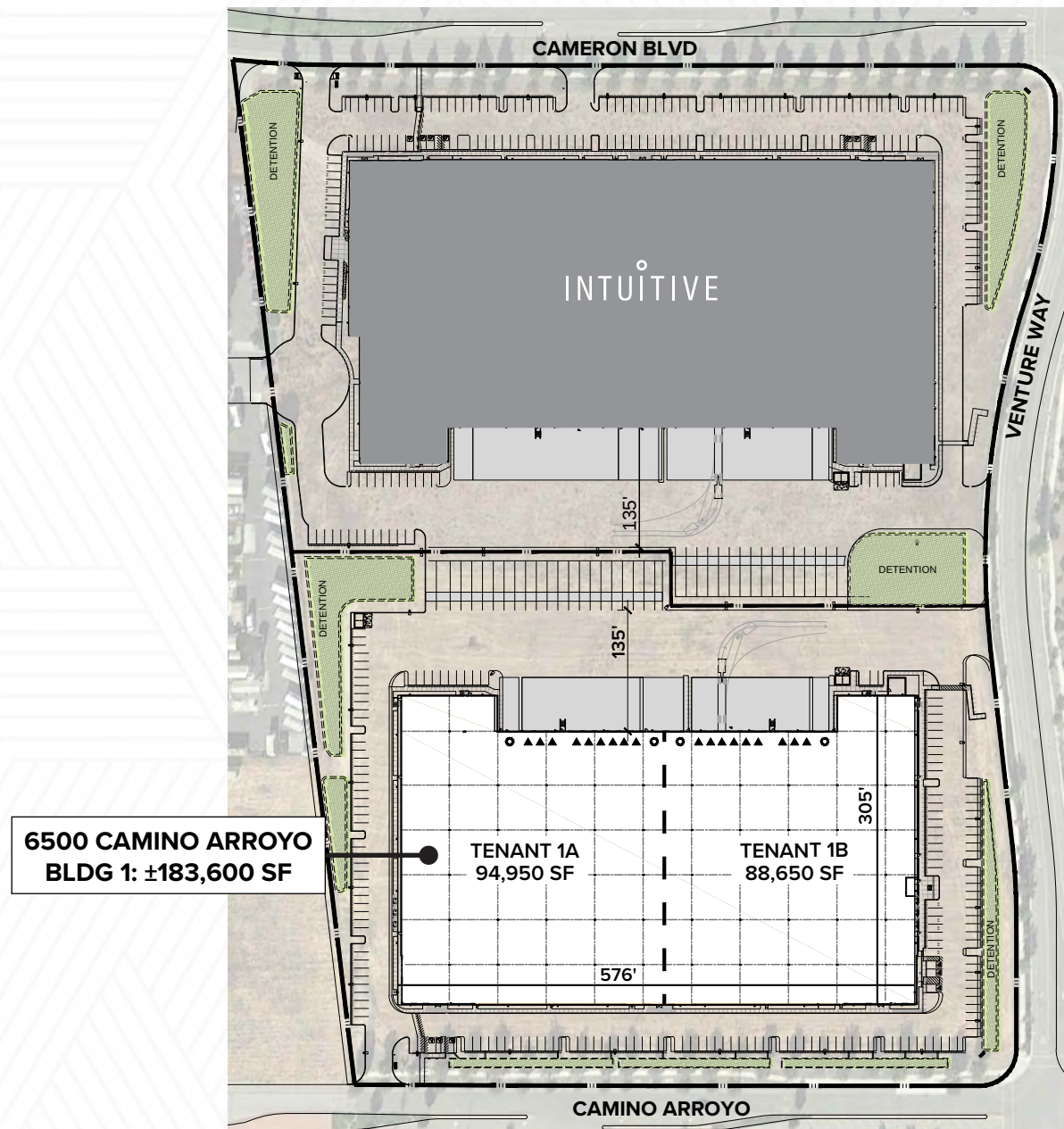


22 Trailer Parking

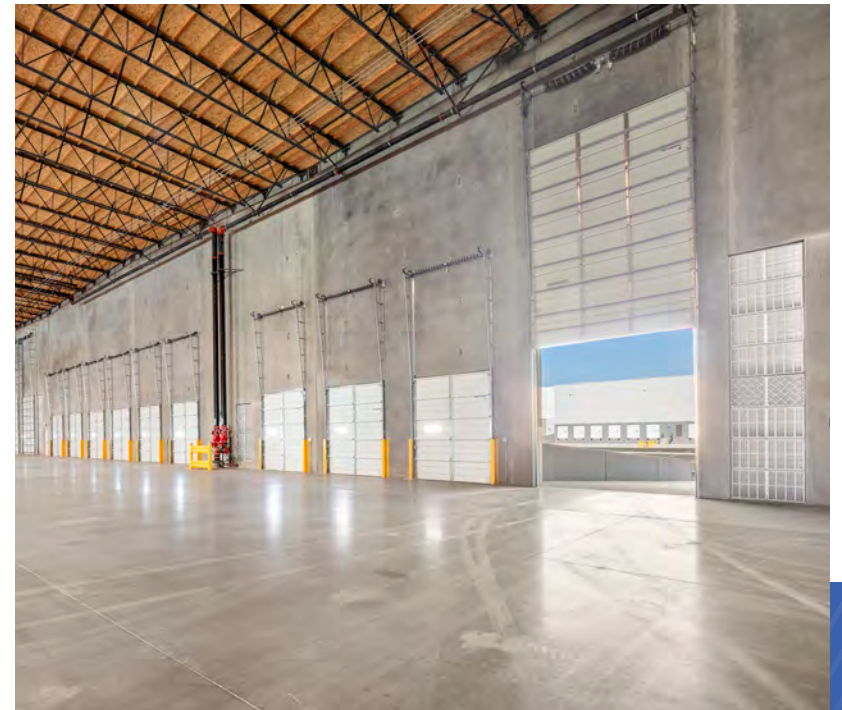


Direct Access to
Hwy 101 and 152

SITE PLAN

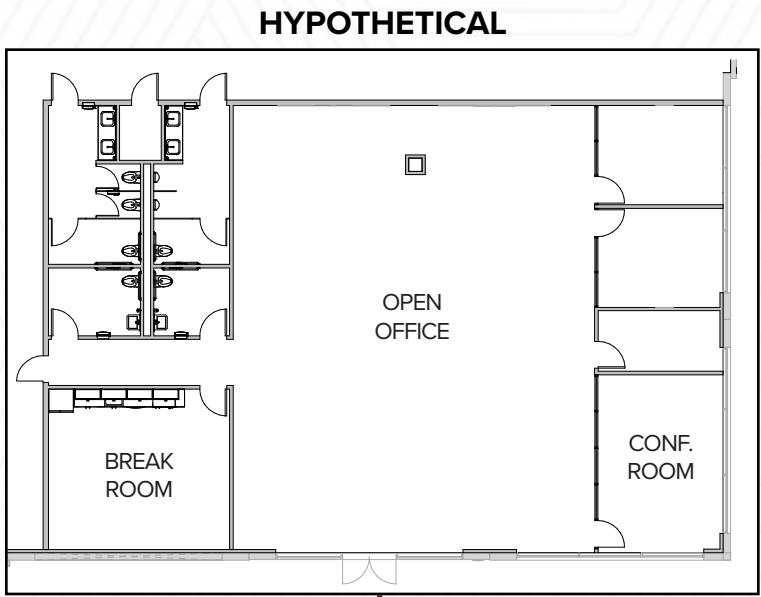
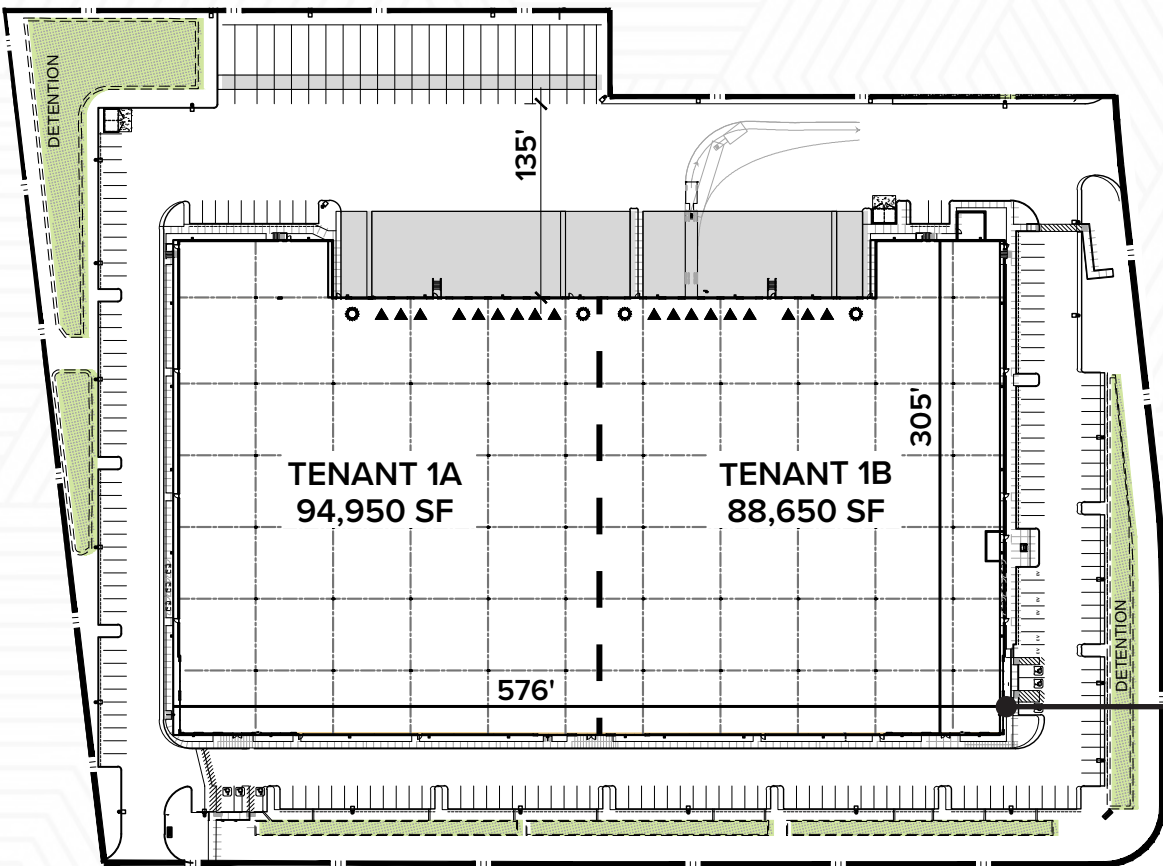


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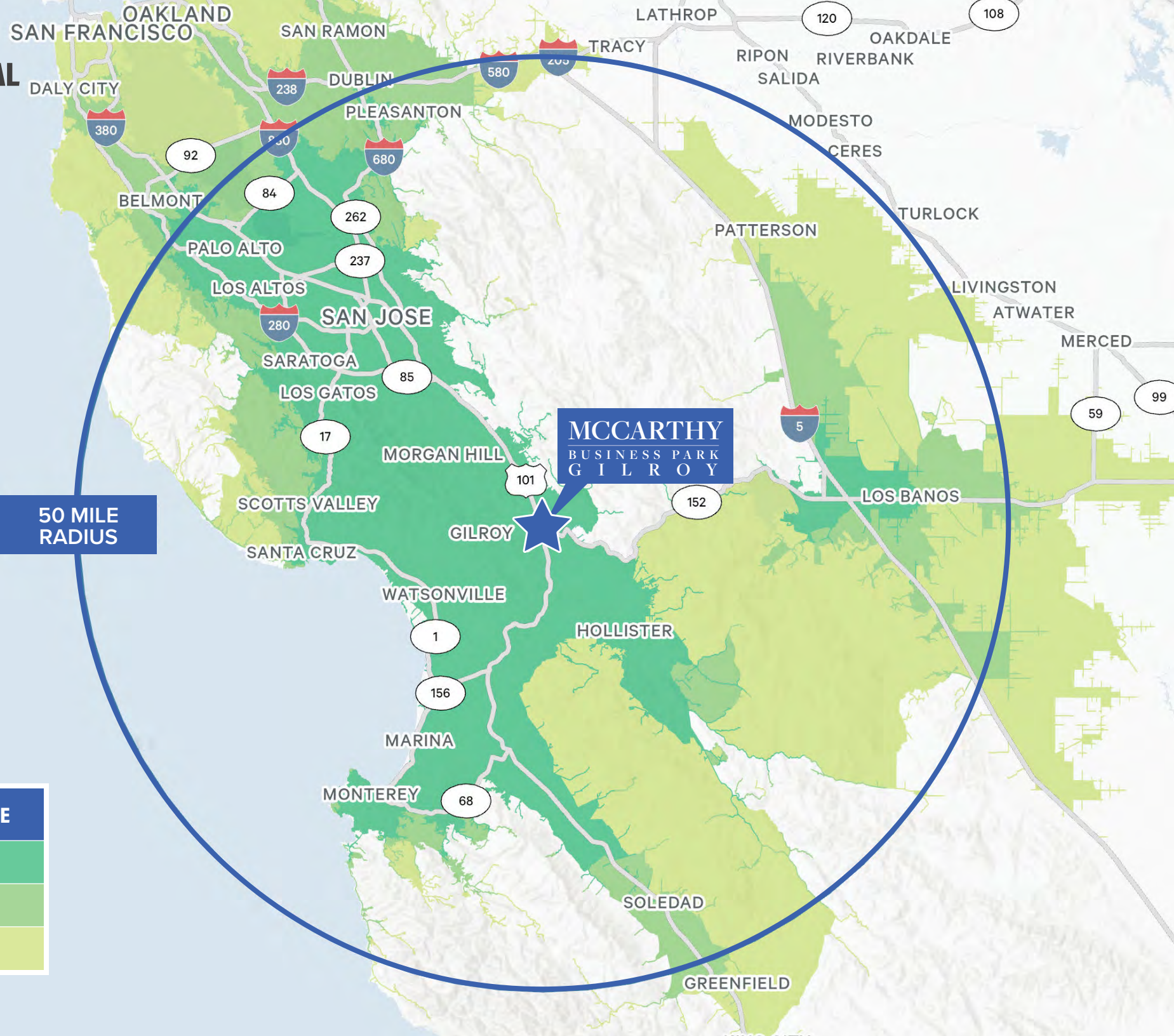
- ▲ Dock-High Doors
- Grade Level Doors

Total Rentable Area	±183,600 SF
Land Size	±9.35 Acres
Office	Shell
Clear Height	±36'
Truck Court Depth	135'

Car Parking	183
Trailer Parking	22
Dock-High Doors	18
Grade Level Doors	4
Construction Type	Concrete Tilt-Up

Column Spacing	±54' x ±50'
Sprinklers	ESFR
Power	4,000 Amp @ 277/480V Panel

REGIONAL
MAP



50 MILE
RADIUS

MCCARTHY
BUSINESS PARK
GILROY

DRIVE TIME
60 Minutes
75 Minutes
90 Minutes

AMENITIES MAP



MCCARTHY
BUSINESS PARK
GILROY

EASY ACCESS TO HWY 5 VIA 152

Gilroy Premium Outlets

COLE HAAN

THE NORTH FACE Applebee's Starbucks

IN-N-OUT BURGER MCDONALD'S ERIK'S

Pacheco Center

BANK OF AMERICA

BEST BUY Walmart LOWE'S

HomeGoods Chevron L & L Jack in the box

COSTCO WHOLESALE Marshalls OLD NAVY

South Valley Plaza Shopping Center

Smart & Final

AutoZone

Ling's Chinese Bistro

MCDONALD'S Pollo Loco

MCCARTHY
BUSINESS PARK
GILROY

Gilroy Crossing

Target BevMo! CVS KOHL'S pharmacy

STARBUCKS BUFFALO WILD WINGS

BARNES & NOBLE



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BUSINESS PARK
GILROY

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ROCKPOINT



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