



# 8875 Murray Ave, Gilroy, CA 95020 \$4,500,000 (+-14/SF)

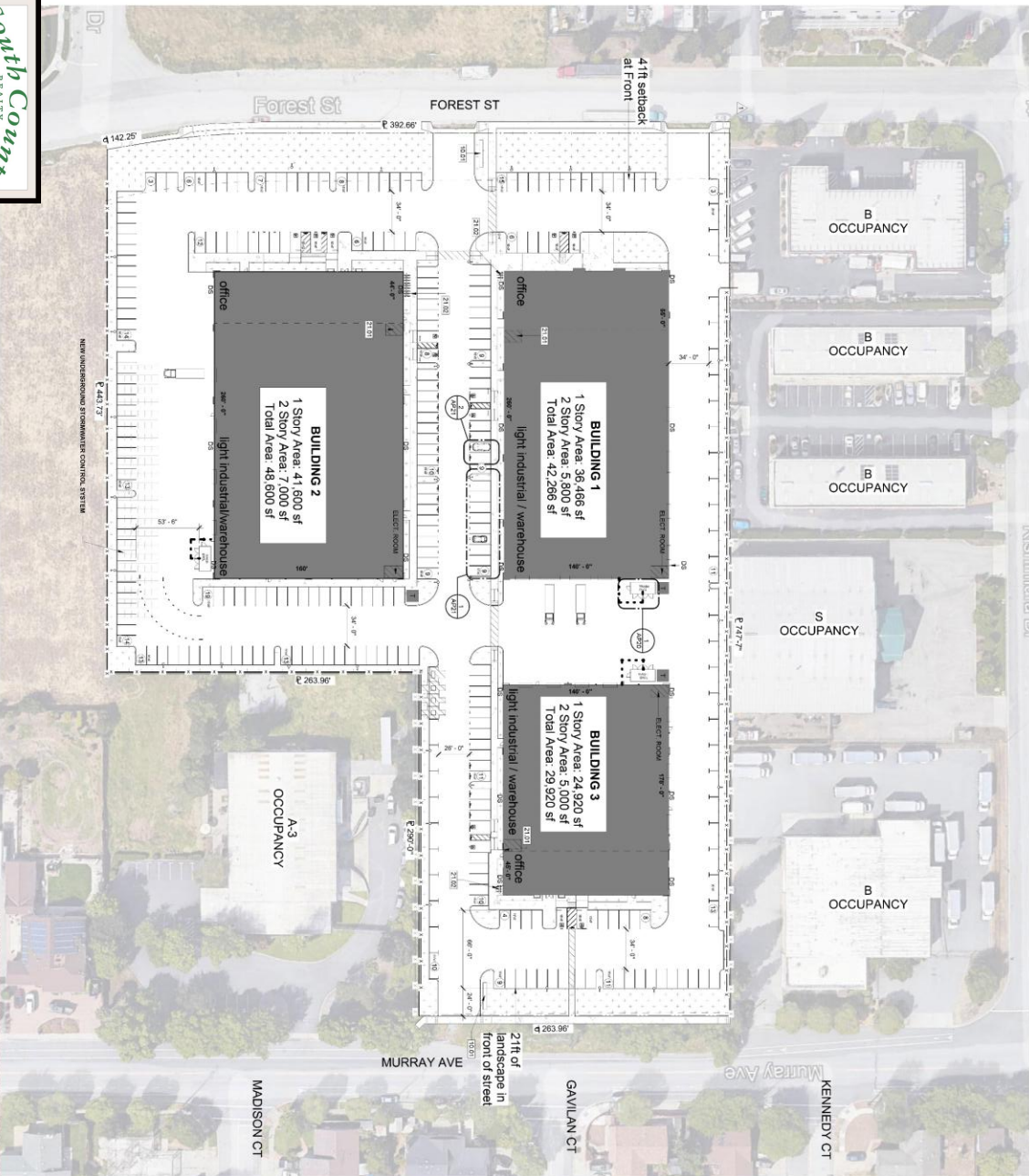
- +-120,786 SF of approved Industrial buildings
- Light Industrial, Warehouse, R&D & Office
- +-7.34 Acre Lot with an additional +-1.95 AC adjacent lot also available for purchase

Unique opportunity to purchase an approved Industrial lot on 7.34 acres in North Gilroy's industrial park. Plans freshly approved with the city for 3 future light industrial buildings: Building 1--42,266 SF, Building 2--48,600 SF, Building 3--29,920 SF. Full city entitlement and approval package is available to review for qualified Buyers.



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PROPOSED SITE PLAN - FINAL PHASE

1

# LEGEND

●	EXISTING TOTAL
○	PROPOSED TOTAL
—	PROPERTY LINE
—	SEWER
—	LANDSCAPE REFERS TO
—	DRIVEWAY AND DRIVE WALK
DS	DOWNPOUT
—	ACCESSIBLE ENTRY/EXIT
—	NEW TUBE STEEL FENCE TYPE
—	EXISTING FENCE

## PARKING TABULATIONS

USE	2020 SF	1500	68
OFFICE	20,200 SF	1,300	10
WAREHOUSE	20,200 SF	1,300	10
INDUSTRIAL	75,900 SF	1,300	216
<b>TOTAL PARKING SPACES REQUIRED</b>			<b>296</b>
<b>TOTAL PARKING SPACES PROVIDED</b>			<b>296</b>
<b>TOTAL AVAILABLE SPACES</b>			<b>58</b>
<b>TOTAL CHANGING SPACES WITHIN BLOCK</b>			<b>29</b>
<b>TOTAL CHANGING SPACES WITHIN BLOCK</b>			<b>7</b>
<b>TOTAL TEMPORARY PARKING</b>			<b>15</b>
<b>TOTAL LONG TERM PARKING</b>			<b>15</b>

## SITE TABULATIONS

AREA	PROPOSED	EXISTING	PROPOSED
BUILDING	9.9%	10.0%	0%
CONCRETE	37.07%	30.82%	100%
CONCRETE	0.9%	14.82%	0%
<b>BUILDING AREA</b>	<b>9.9%</b>	<b>10.0%</b>	<b>0%</b>

## BUILDING TABULATIONS

AREA	PROPOSED	EXISTING	PROPOSED
OFFICE	38,466 SF	38,466 SF	7.3 ACRES
WAREHOUSE	5,800 SF	5,800 SF	0.1 ACRES
INDUSTRIAL	24,920 SF	24,920 SF	0.5 ACRES
<b>TOTAL PROPOSED AREA</b>	<b>69,186 SF</b>	<b>69,186 SF</b>	<b>7.9 ACRES</b>

## KEYNOTES

1. NEW SHARED POTENTIAL LOCATION
2. PROPOSED SHORT TERM BUILT PARKING

## TUBE STEEL FENCE ELEVATION



## PROPOSED SITE PLAN

AP6

# FOREST AVE INDUSTRIAL

8875 Murray Ave  
Gilroy, CA 95020

ARCHITECTURE  
307 Orchard City Dr., Ste 300  
Campbell, CA 95008  
408.263.5255

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Rev. #	Description	Date
1	PLANNING ISSUE FOR PRELIMINARY DESIGN	12/11/2024
2	PLANNING ISSUE FOR PRELIMINARY DESIGN	12/11/2024

Project Number: 21048  
Date: JUNE 7, 2023  
Drawn By: DC  
Checked By: AE



DATE 1-18-23  
DRAWN IN  
JOB HEATWAVE



HEATWAVE INDUSTRIAL  
8875 Murray Ave., Gilroy, CA  
MASTER PLANTING PLAN

AITKEN ASSOCIATES  
LANDSCAPE ARCHITECTS  
8262 Rancho Real Gilroy, CA 95020  
Calif. Reg. #2239 (408) 842-0245  
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REVISIONS BY



All lines shown are an approximation  
and not the official surveyed property boundaries

## Gillroy Outlets and Shops

## Highway 152 10th Street Commercial Shops

