



# BUTTERFIELD 5

## T E C H P A R K

BUTTERFIELD BOULEVARD, SUTTER BOULEVARD AND DIGITAL DRIVE,  
MORGAN HILL, CA

**AVAILABLE FOR LEASE**  
5 CLASS A STATE-OF-THE-ART INDUSTRIAL  
BUILDINGS | ±47,659 - ±292,148 SF

[www.butterfield5.com](http://www.butterfield5.com)



**Invesco**

**CBRE**



## — PROJECT / AREA OVERVIEW

Butterfield 5 Tech Park B5 is located within the 380 acre Morgan Hill Ranch Business Park (“The Ranch”). The Ranch is a vibrant, diversified mixed-use business park attracting dynamic companies from the technology, advanced manufacturing and industrial sectors. Located directly off Highway 101, B5 is accessed via Cochrane Road which serves as the “Gateway to Morgan Hill”. This corridor offers a multitude of retail and hospitality services within easy walking distance for the park’s workforce.



### ATTRACTIVE MIXED-USE ENVIRONMENT



B5 offers employers with a full array of product types including office, R&D, flex tech industrial, new multi-family residential units, a beautiful three-acre public park, with walkability to retail and hospitality services

### 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

### CONNECTED TRANSPORTATION LINK



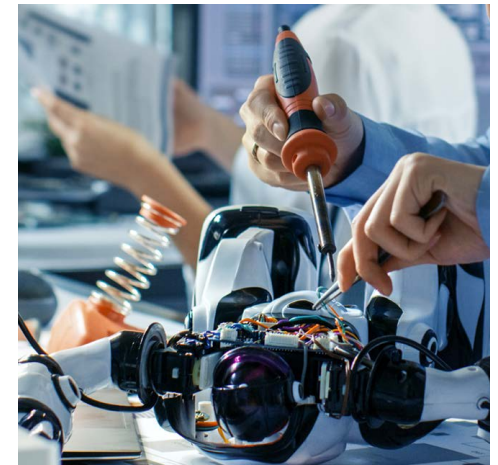
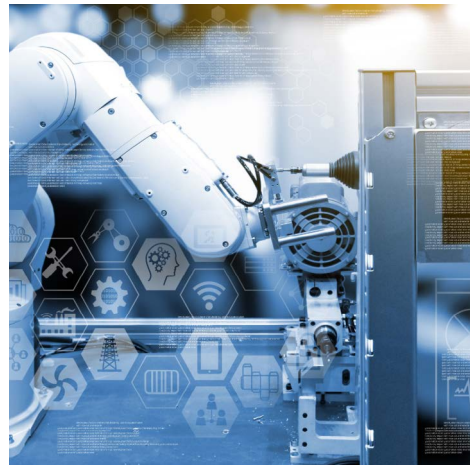
The Caltrain Station is located  $\pm 1$  mile southwest of B5, providing efficient access to the greater Bay Area



# PROJECT FEATURES

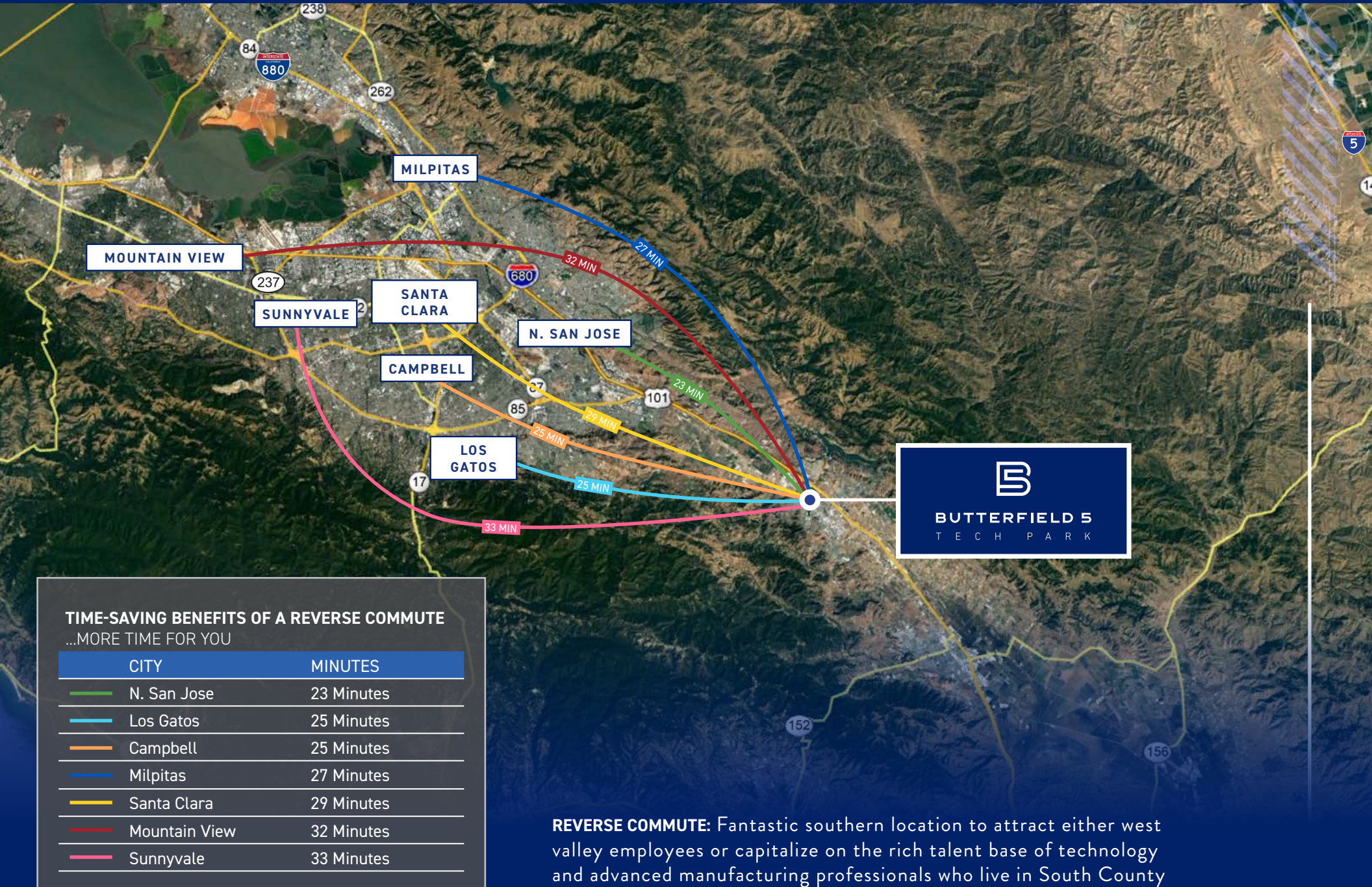
## LIMITLESS POSSIBILITIES

- + Master planned business park
- + Five freestanding state-of-the-art industrial buildings
- + Suitable for advanced manufacturing, life science, industrial and warehouse uses
- + Prominent entry features and extensive window line
- + 2,500-3,000 amps (277/480 volts)
- + 28'- 32' clear heights
- + Dock and grade level loading
- + +2/1,000 parking (higher "super park" ratio available)
- + Build to suit office space
- + ESFR sprinkler system
- + EV Charging stations ready throughout the project





# — REVERSE COMMUTE



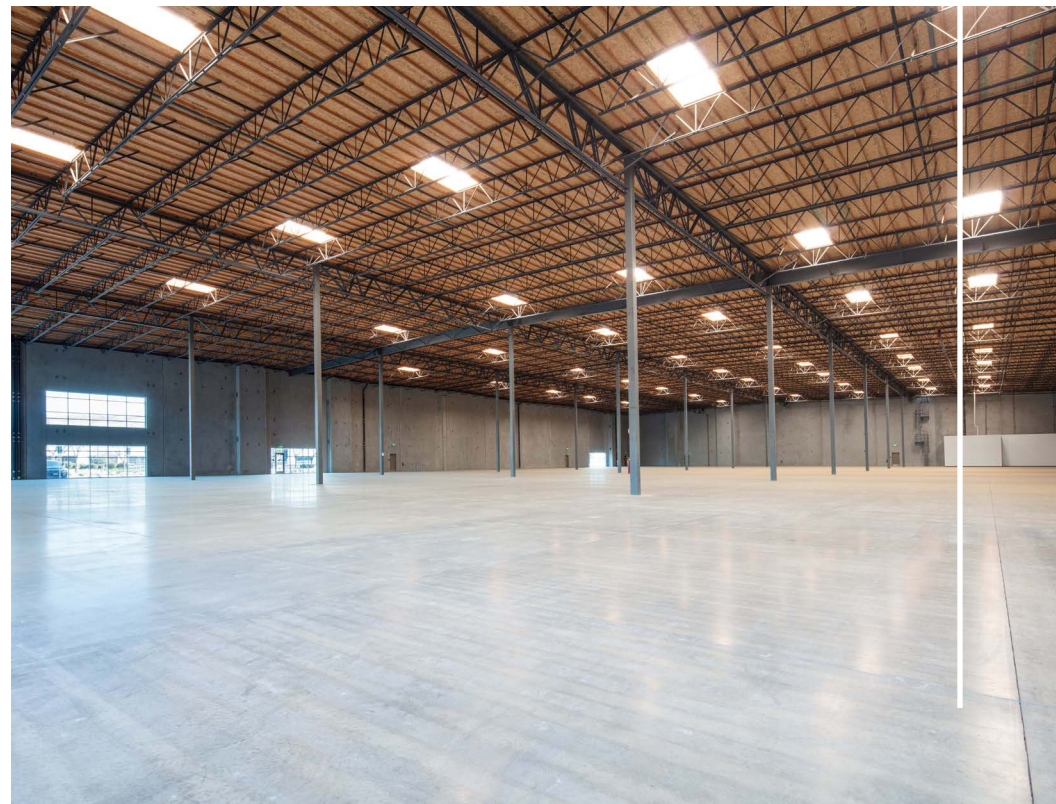


# SITE PLAN



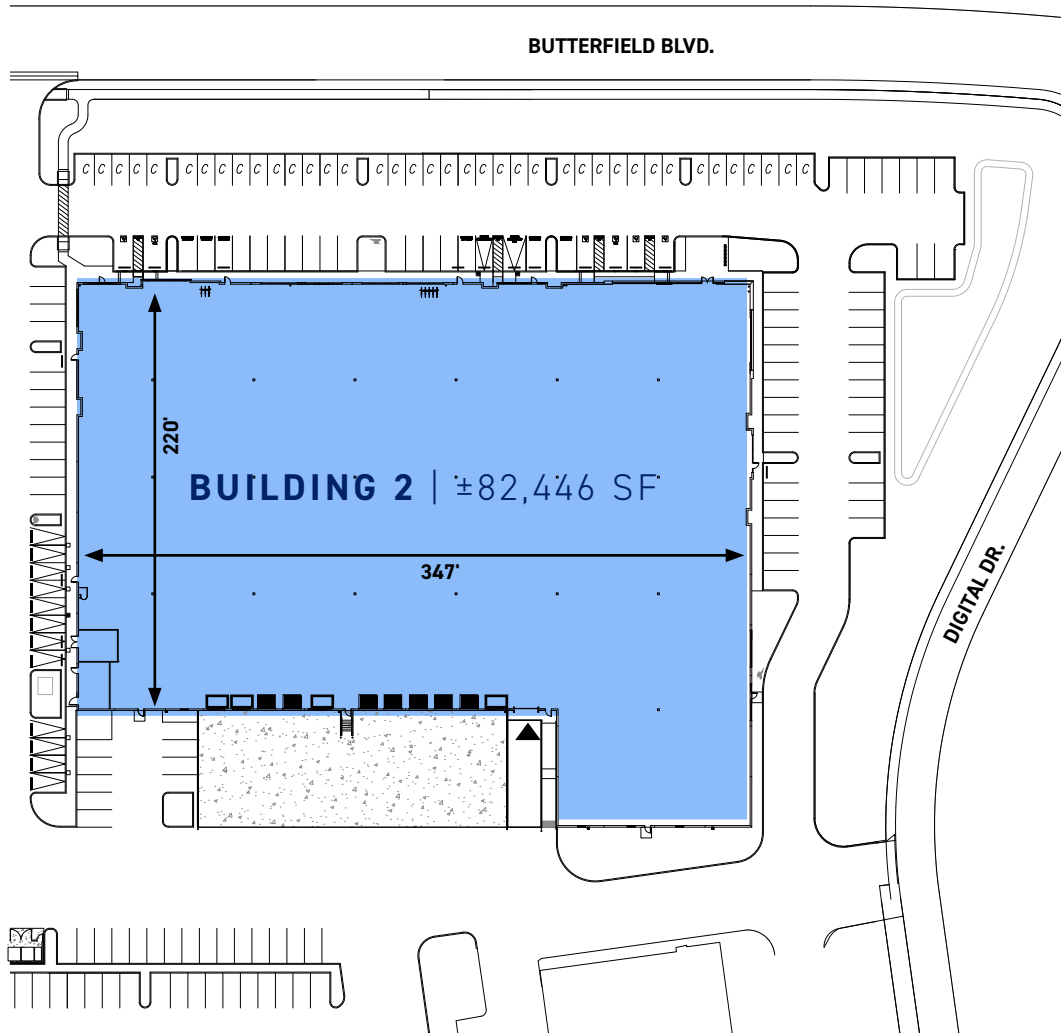


— PHOTOS —



# BUILDING 2 | ±82,446 SF

18215 BUTTERFIELD BOULEVARD



- Dock High (9'x10')
- ▲ Grade Level (12'x14')
- Dock High Knock Out

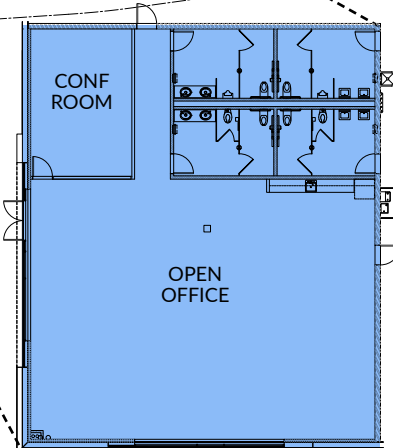
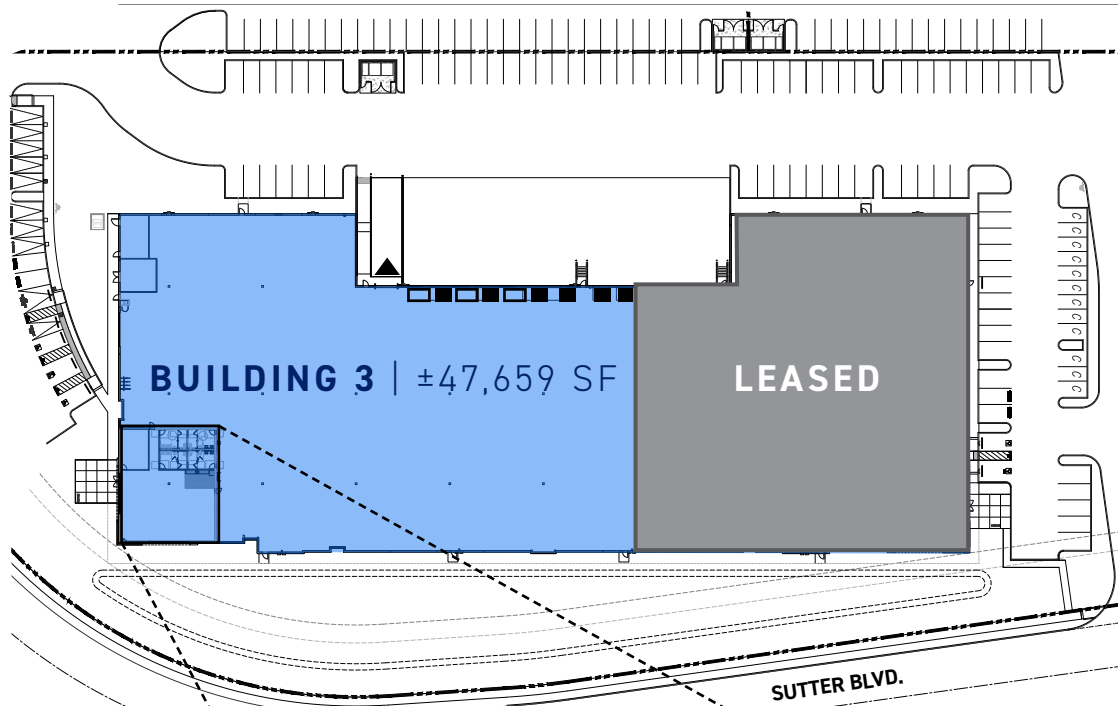
<b>BUILDING 2</b>	±82,446 SF
<b>OFFICE SF</b>	Shell
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	Avg. 50' x 52'   60' Speed Bay
<b>POWER</b>	2,500 Amps, 277/480 Volt
<b>PARKING</b>	1.86/1,000 SF   154 Stalls
<b>EV CHARGING STATION READY</b>	4
<b>LOADING</b>	7 Dock-high   1 Grade-level   4 Dock-high knock out
<b>FLOOR</b>	7" Reinforced Concrete   3,500 psi
<b>SPRINKLERS</b>	ESFR
<b>TRUCK COURT</b>	130'





# BUILDING 3 | ±47,659 SF

18120 SUTTER BOULEVARD



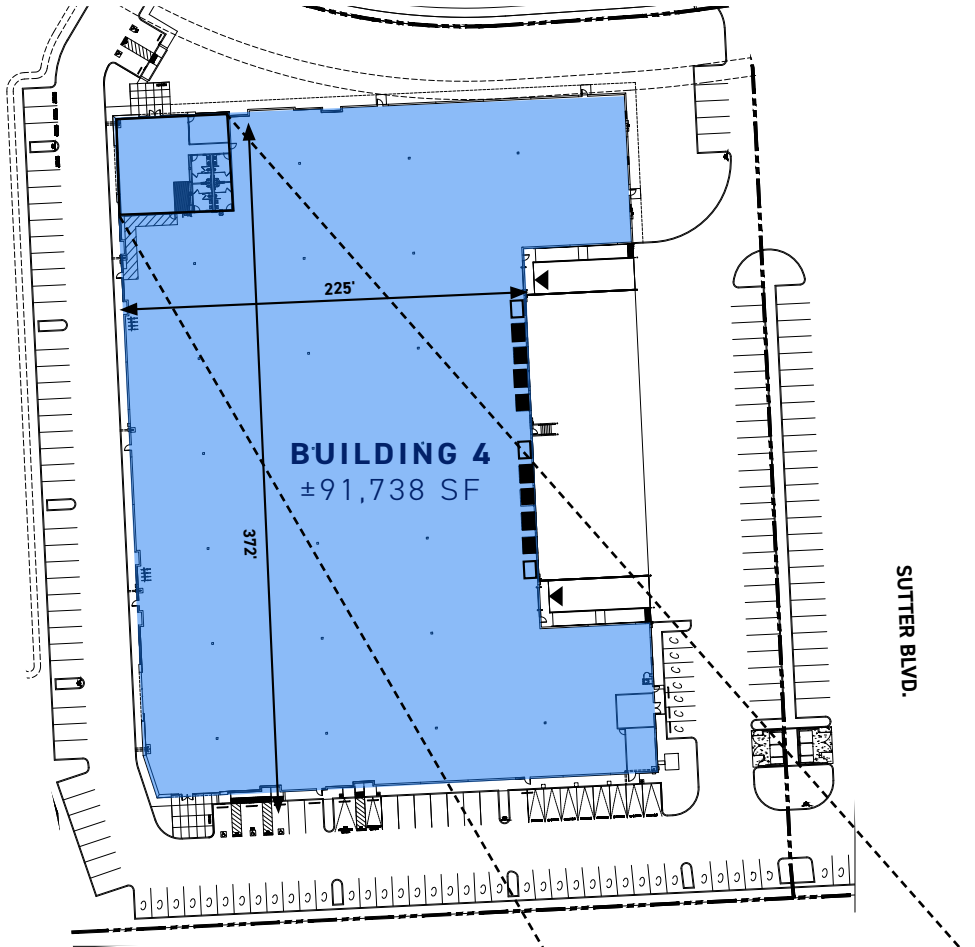
<b>BUILDING 3</b>	±47,659 SF
<b>OFFICE SF</b>	+3,562 SF
<b>CLEAR HEIGHT</b>	28'
<b>COLUMN SPACING</b>	Avg. 50' x 52'   60' Speed Bay
<b>POWER</b>	600 Amps, 277/480 Volt
<b>PARKING</b>	1.67/1,000 SF
<b>LOADING</b>	6 Dock-high   1 Grade-level   3 Dock-high knock out
<b>FLOOR</b>	7" Reinforced Concrete   3,500 psi
<b>SPRINKLERS</b>	ESFR
<b>TRUCK COURT</b>	130'



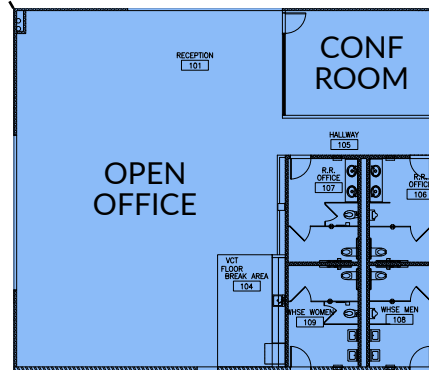


# BUILDING 4 | ±91,738 SF

18125 SUTTER BOULEVARD



SUTTER BLVD.



- Dock High (9'x10')
- ▲ Grade Level (12'x14')
- Dock High Knock Out

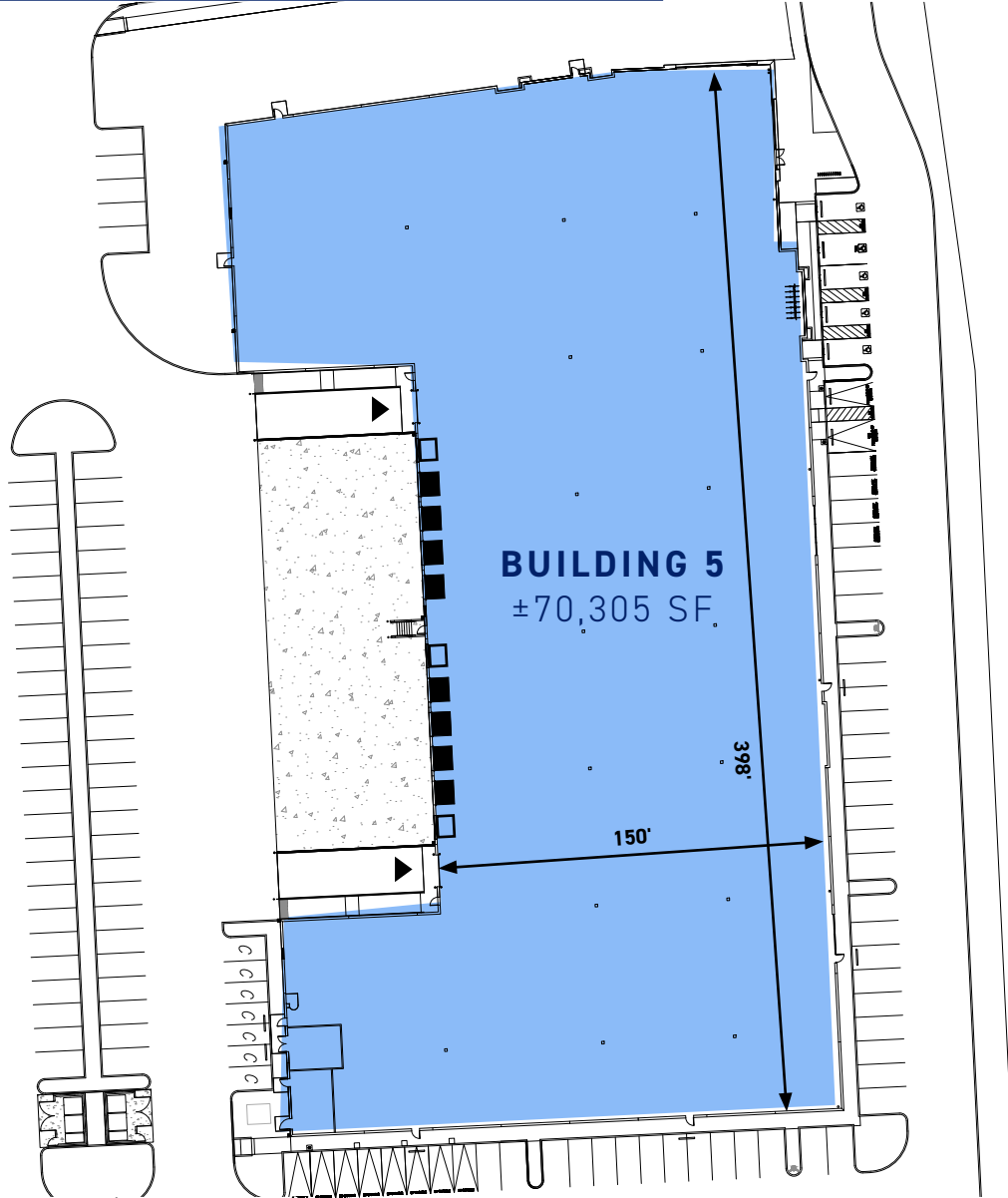
<b>BUILDING 4</b>	±91,738 SF
<b>OFFICE SF</b>	3,494 SF
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	Avg. 50' x 52'   60' Speed Bay
<b>POWER</b>	3,000 Amps, 277/480 Volt - Expandable
<b>PARKING</b>	1.57/1,000 SF   144 Stalls
<b>EV CHARGING STATION READY</b>	3
<b>LOADING</b>	8 Dock-high   2 Grade-level   3 Dock-high knock out
<b>FLOOR</b>	7" Reinforced Concrete   3,500 psi
<b>SPRINKLERS</b>	ESFR
<b>TRUCK COURT</b>	130'





# BUILDING 5 | ±70,305 SF

18115 SUTTER BOULEVARD



- Dock High (9'x10')
- ▲ Grade Level (12'x14')
- Dock High Knock Out

BUILDING 5	±70,305 SF
OFFICE SF	Shell
CLEAR HEIGHT	28'
COLUMN SPACING	Avg. 50' x 52'   60' Speed Bay
POWER	2,500 Amps, 277/480 Volt
PARKING	1.76/1,000 SF   124 Stalls
EV CHARGING STATION READY	3
LOADING	8 Dock-high   2 Grade-level   3 Dock-high knock out
FLOOR	7" Reinforced Concrete   3,500 psi
SPRINKLERS	ESFR
TRUCK COURT	130'





# NEIGHBORHOOD OVERVIEW



**BUTTERFIELD VILLAGE**  
389 Residential Units



**EVERGREEN VILLAGE**  
Mixed Use Development



**COCHRANE PLAZA**  
Retail Shopping Center

**COCHRANE TECHNOLOGY CENTER**  
Trammell Crow  
+500K SF Industrial Project

**3 ACRE RECREATIONAL PARK**



**B**  
**BUTTERFIELD 5**  
TECH PARK



CALTRAIN  
MORGAN HILL  
STATION  
+1 mile





# CORPORATE NEIGHBORS



**BUTTERFIELD 5**  
TECH PARK

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

CalTrain Transit Center

Shopping Center



# — NEIGHBORHOOD AMENITIES

- COCHRANE COMMONS**
- TARGET
  - STAPLES
  - DICK'S SPORTING GOODS
  - CHILI'S
  - STARBUCKS
  - JAMBA JUICE
  - RED ROBIN
  - MR. PICKLES
  - MOD PIZZA
  - T-MOBILE
  - VERIZON
  - COMMONWEALTH CREDIT UNION

- COURTYARD MARRIOTT**
- IN-N-OUT DENNY'S**

- EXTENDED STAY AMERICA**
- COCHRANE PLAZA**
- WALMART
  - HOBBY LOOPY
  - BIG 5

- MADRONE VILLAGE**
- PEETS COFFEE
  - CHIPOTLE
  - FIVE GUYS
  - ERIK'S DELI CAFE
  - FED EX OFFICE
  - AT&T
  - ANYTIME FITNESS

EL CAMINO REAL



- TRADER JOE'S**
- WALGREENS**

- SAFeway**
- HOME DEPOT**
- CVS**

- MORGAN HILL**
- OUTDOOR SPORTS CENTER**

- AQUATIC CENTER**



BUTTERFIELD BLVD



- MORGAN HILL PLAZA**
- ROSS
  - PHO MORGAN HILL
  - MEXICANA JUICE & SMOOTHIES
  - EXPRESS PRINTING

- TENANT STATION**
- SAFeway
  - 24 HOUR FITNESS
  - CINELUX
  - JOANN FABRICS

MONTEREY RD

- VINYARD TOWN CENTER**
- NOB HILL
  - TJ MAXX
  - MC DONALDS
  - ERIK'S DELI CAFE
  - UPS STORE
  - BANK OF AMERICA







# BUTTERFIELD 5

T E C H P A R K

18115

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# CBRE



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