

120 MAST STREET

MORGAN HILL, CA

Fully Leased, Two Tenant Industrial Building with Heavy Power



SMALL SIZE | MULTI TENANT INDUSTRIAL BUILDING | $\pm 23,383$ SQ FT TOTAL
FULLY LEASED | EXCELLENT SOUTH SILICON VALLEY LOCATION
80% OCCUPANCY OF LONG TERM NNN LEASE PROVIDES PREDICTABLE INCOME STREAM INTO THE FUTURE |
20% OCCUPANCY OF BELOW MARKET RATE LEASE, BRINGS FINANCIAL UPSIDE OPPORTUNITY

CBRE

TENANT PROFILE

- Italix is a 48 year old Silicon Valley Manufacturing Company specializing in metal finishing, photo chem machining, laser cutting/ drilling , spot welding, roll forming, precision forming, heat treating, clean room packaging, abrasive blasting, assembly, four slide, laminations, sheering, countersinking, and more. Italix customer platform includes the fields of medical supply, aero space, and semiconductors.
- Carbahn is the leading producer of BMW, Audi, and Mercedes performance tuning software & high performance parts founded by racing legend Steve Dinan. Carbahn skilled technicians and engineers specialize and provide expertise in enhancing the driving experience of BMW, Audi, and Mercedes enthusiasts by crafting high quality upgrades from engine modifications, performance tuning to suspension enhancements all to upgrade the driving





PROPERTY DETAILS

Address:

120 Mast St, Morgan Hill, CA -23,282 SF
APN: 817-02-039

Current Occupancy:

± 18,329 SF - Italix Corporation
± 4,992 SF- Carbahn

Year Built:

2016- 100% Interior Refurbishment

Total Building Sq Ft:

± 23,383 SF

Parcel Size:

±1.48 Acres

Exterior Walls:

Concrete

HVAC:

Rooftop

Sprinkler Density:

.20 / 1,832 SF GPM Discharge

Electrical:

2,000 Amps, 208/ 480 Volt (1,600 Amps -Italix; 400 Amps Carbahn) - Two Transformers on Property

Parking:

2/1000

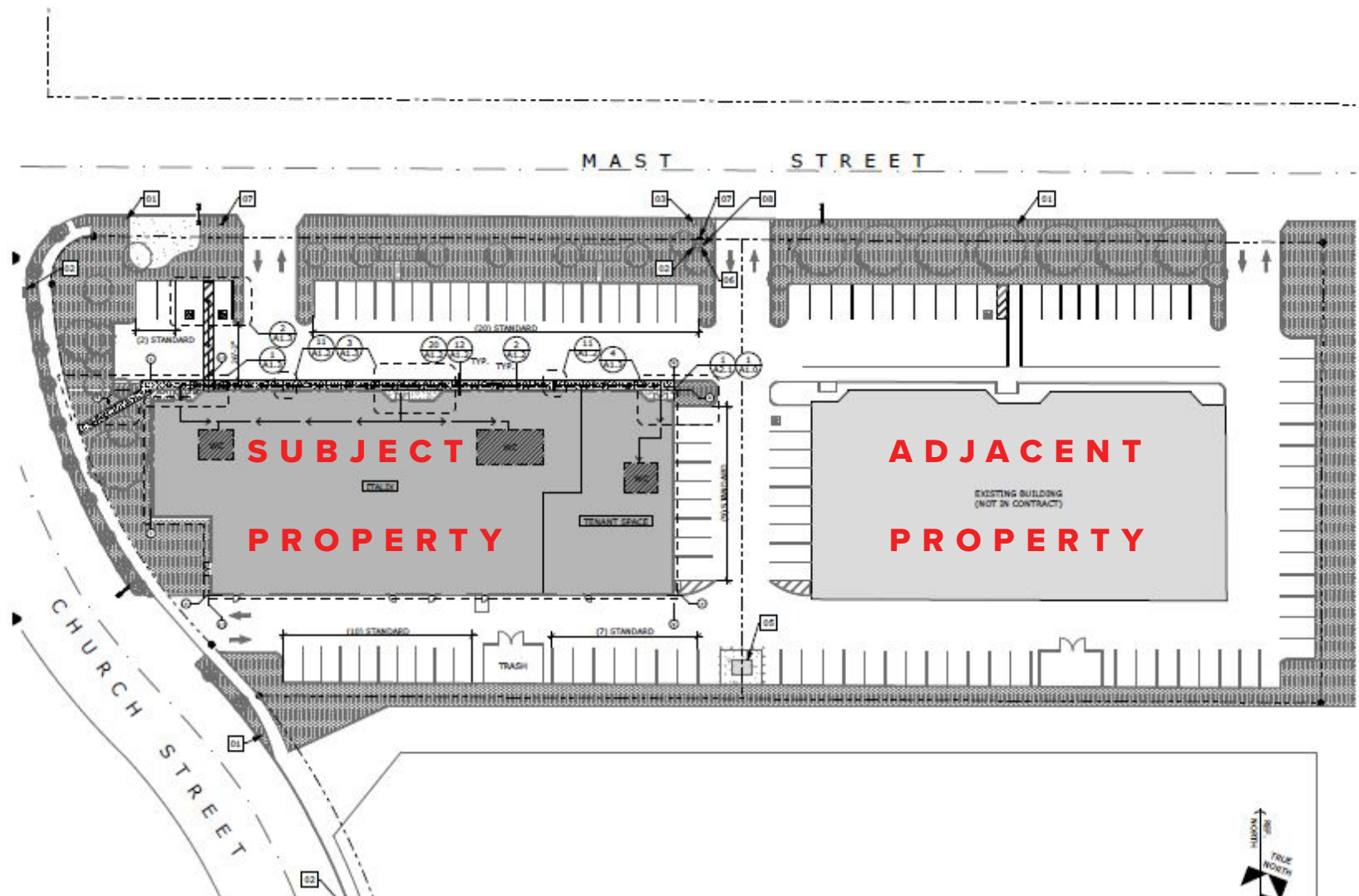
Loading:

Three Grade Level Loading Doors

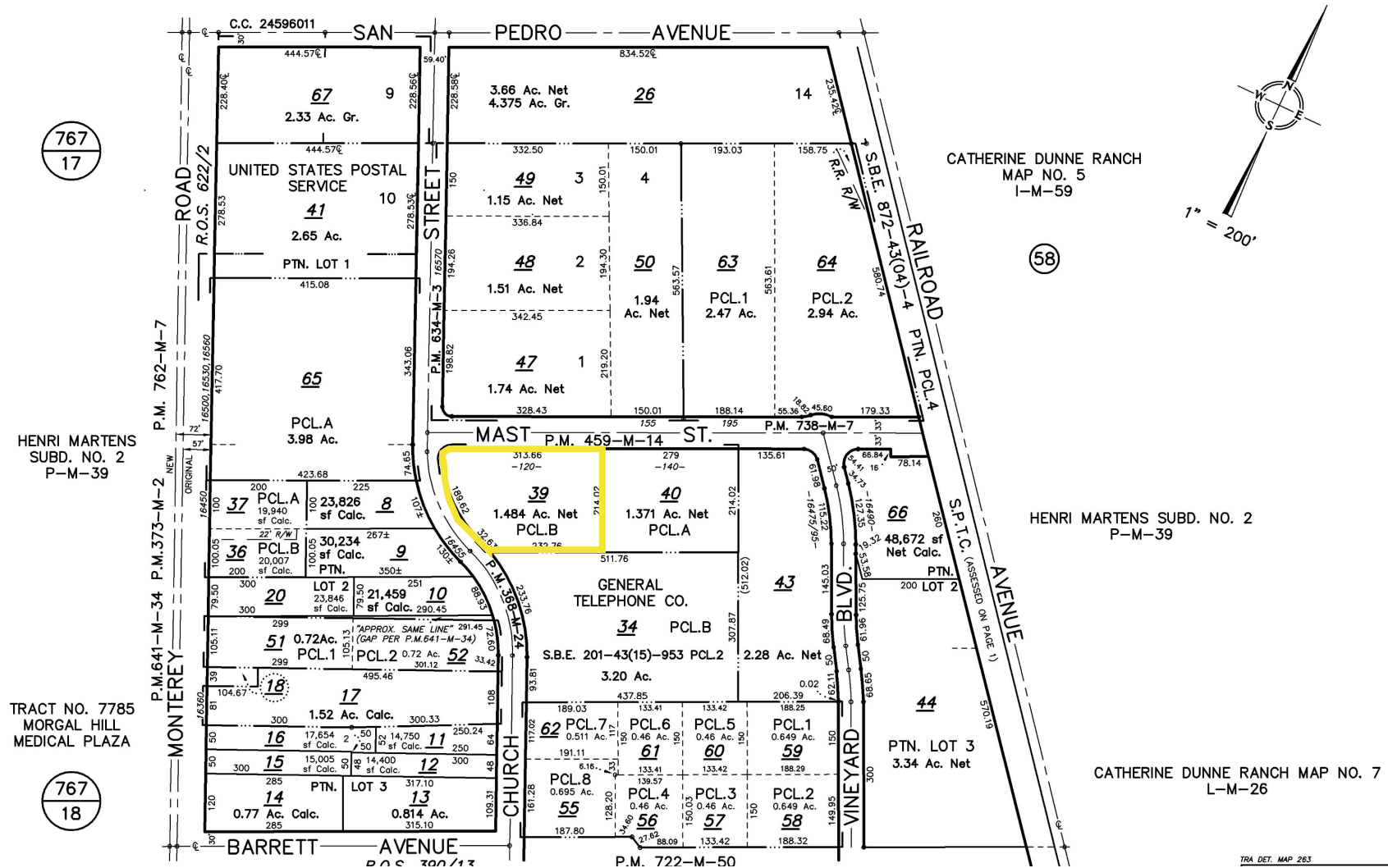
120 MAST STREET INTERIOR PHOTOS



SITE PLAN



PARCEL MAP



RENT ROLL & INCOME STATEMENT

Rent Roll

120 Mast Street, Morgan Hill, CA

<u>Suite</u>	<u>Tenant</u>	<u>SF</u>	<u>Base Rent per Month</u>	<u>PSF</u>	<u>Lease Expiration</u>
120	Italix	±18,329	\$27,500	\$1.50 NNN	May 31, 2035
120 A	Carbahn	±4,992	\$7,380	\$1.60 Mod. Gross	January 31, 2029

Income Statement

<u>Gross Annual Rent</u>		
Italix	\$27,500	
Carbahn	\$7,380	\$88,560
Total Gross Operating Income	\$418,560	
Building Annual Expenses		
Landscape	(\$6,075)	
Water / Sewer	(\$5,881)	
Trash	(\$8,236)	
Alarm	(\$2,648)	
Pest Control	(\$2,343)	
Fire Sprinkler Inspection	(\$ 790)	
Property Insurance	(\$27,233)	
*Property Taxes	(\$80,500)	
Total Annual Building Expenses	(\$133,706)	
Total Effective Operating Income	\$285,484	

Total Tenant Reimbursements	\$130,026
Total Net Operating Income	\$415,510

<u>Expense Reimbursements by Tenant</u>	
Italix:	
Landscape	\$4,799
Water / Sewer	\$4,646
Trash	\$6,506
Alarm	\$2,092
Pest Control	\$1,850
Fire Sprinkler Inspection	\$624
Property Insurance	\$23,774
*Property Taxes	\$63,600
Italix Expense Reimbursements	\$107,891

<u>Expense Reimbursements by Tenant</u>	
Carbahn	
Landscape	\$1,275
Water / Sewer	\$1,235
Trash	\$6,506
Alarm	\$556
Pest Control	\$490
Fire Sprinkler Inspection	\$166
Property Insurance	\$2,800
*Property Taxes	\$9,105
Italix Expense Reimbursements	\$22,135



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MORGAN HILL, CA

PLEASE CONTACT:

Brian Matteoni
Executive Vice President
+1 408 568 9579
brian.matteoni@cbre.com
Lic. 00917296