

18430 SUTTER BOULEVARD MORGAN HILL, CA

FOR SALE: ±49,800 SF
R&D BUILDING ON ±3.35 ACRES

PROPERTY HIGHLIGHTS

- ±3.35 Acres
- ±3.0/1000 Parking
- 2 Dock High Doors & 2 Grade Level Doors
- 2,000 Amps at 480V
- 19' clear height
- Drive around access
- Demised into two ±24,900 SF spaces
- Close proximity to Hwy 101
- 1½ Mile to Morgan Hill Caltrain Station
- Divisible for potential owner/user

JON DECOITE

408.615.3408
jon.decoite@cushwake.com
LIC #01471300

ERIK HALLGRIMSON

408.615.3435
erik.hallgrimson@cushwake.com
LIC #01274540

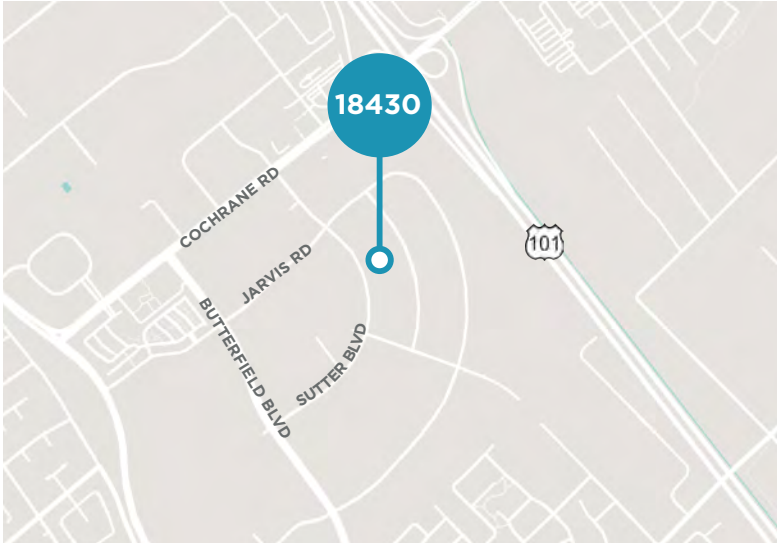
 **CUSHMAN &
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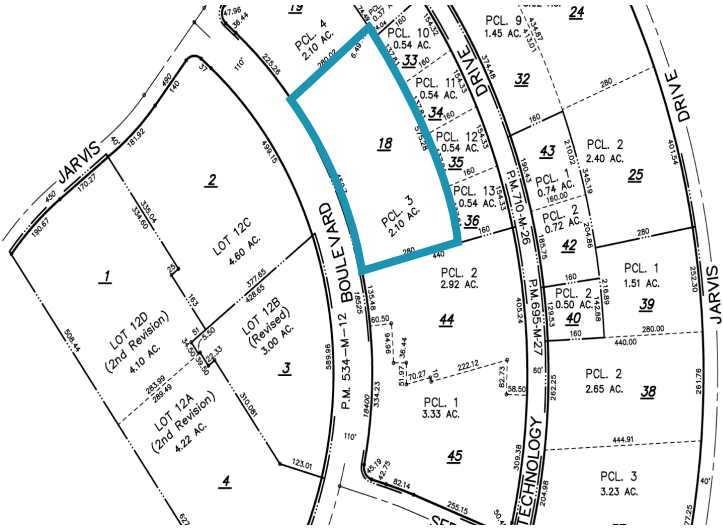
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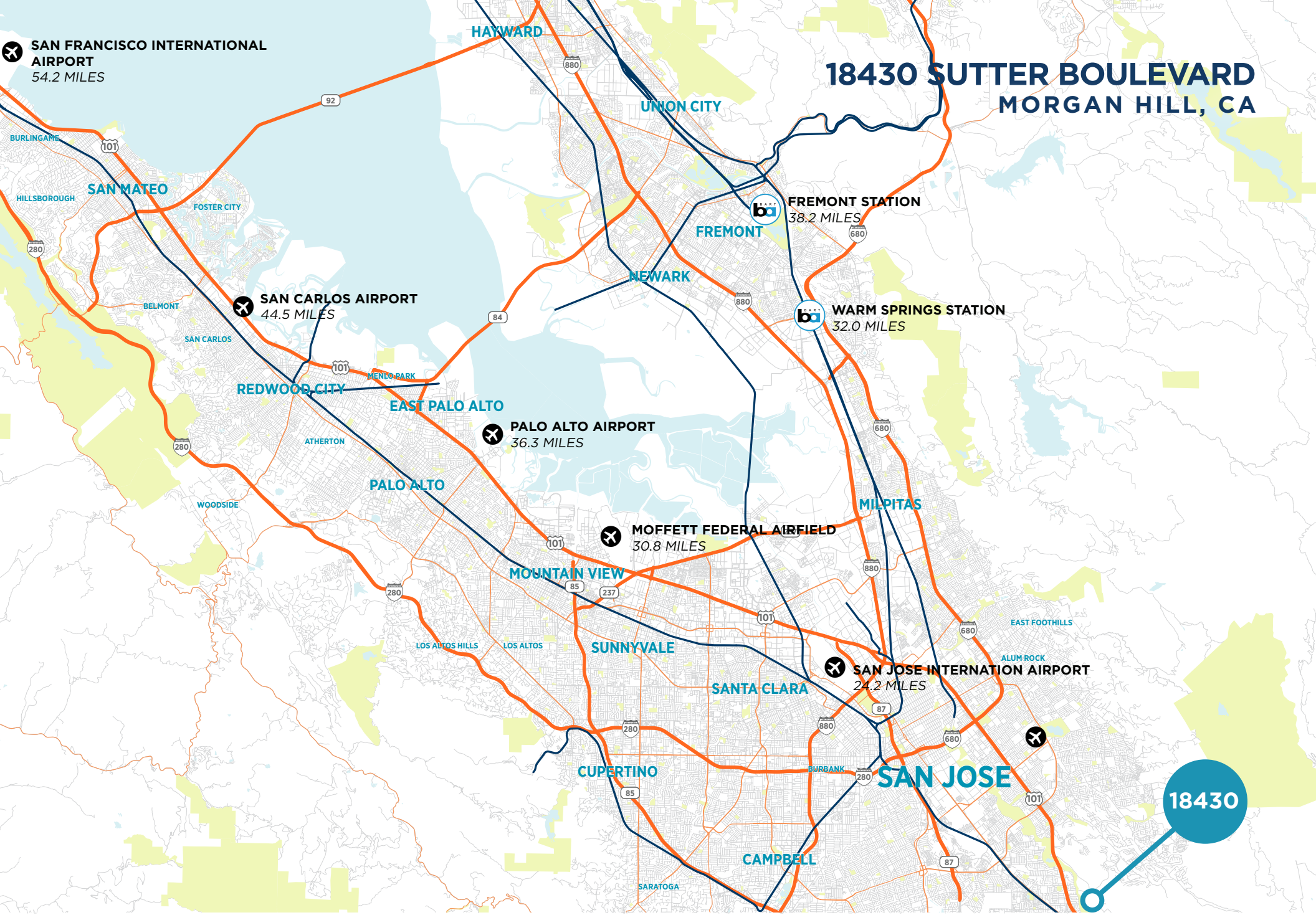
Great Opportunity to purchase a R&D/Flex building in highly desirable Morgan Hill. The building is close to numerous retail amenities and conveniently located near Highway 101. The site is also 1^{1/2} miles from the Morgan Hill Caltrain Station.



property summary

ADDRESS	18430 Sutter Boulevard Morgan Hill, CA
PARCEL # (APN)	726-31-018
LAND USE	Industrial
BUILDING AREA	±49,800 SF Left Side: ±24,900 Right Side: ±24,900
LOT AREA	±145,926 SF (±3.35 Acres)
BUILDING/LOT RATIO	0.34
NO. OF BUILDINGS	1
YEAR BUILT	2001
POWER	2,000 Amps @ 480V
CLEAR HEIGHT	Up to 19'
LOADING	Grade Level (2) Loading

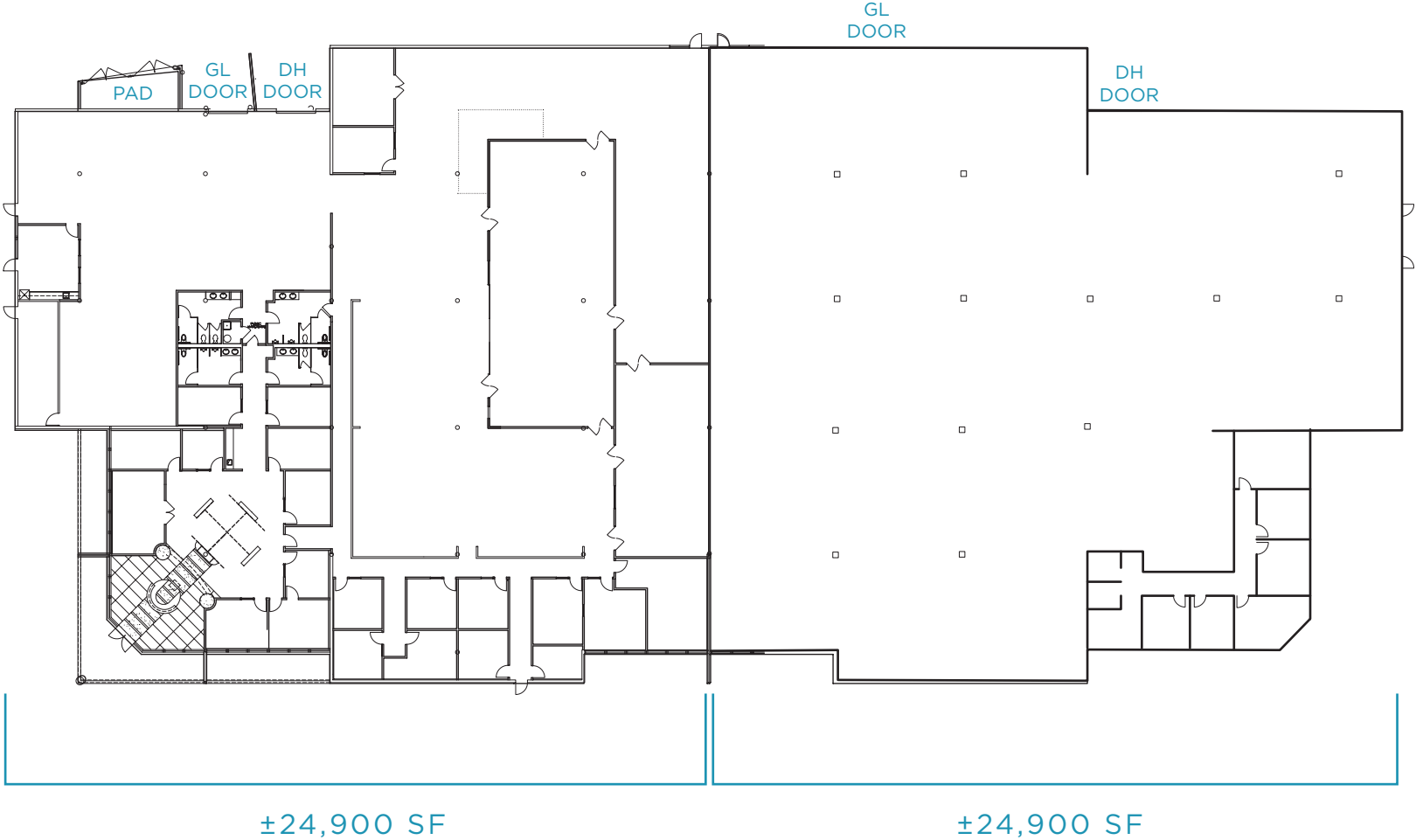




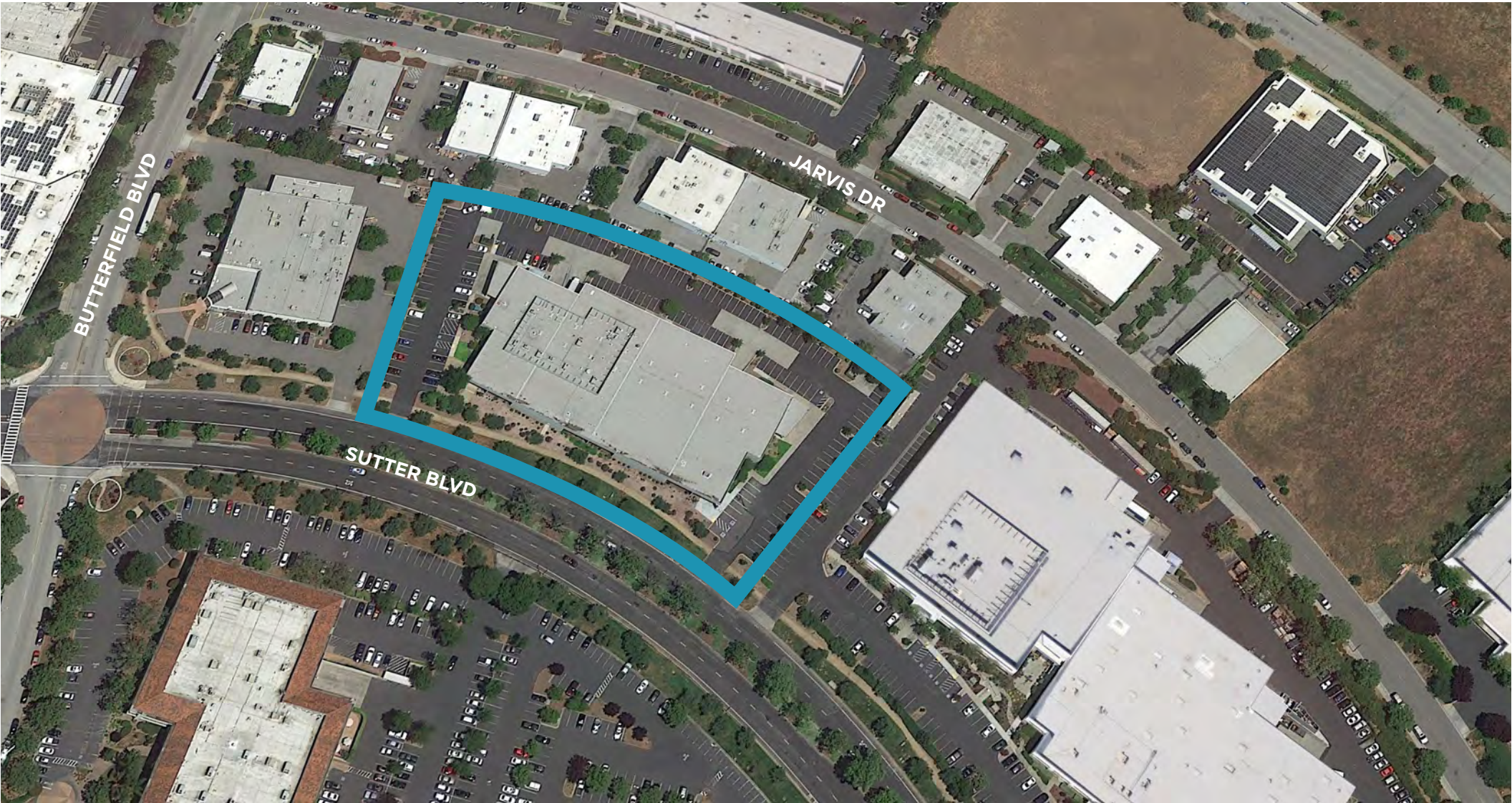
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floor plan | ±49,800 SF



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Starbucks
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Petco
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MOD Pizza

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18430

101

Starbucks
Walgreens
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Trader Joe's
Chevron
KFC

Burger King
Starbucks
Safeway
Shell
Kelly-Moore Paints
The Home Depot

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