



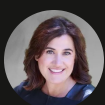
LEASE RATE	\$2.00 SF/MONTH/MG
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OFFERING SUMMARY

BUILDING SIZE:	±20,000 SF
AVAILABLE SF:	±6,200 SF
LOT SIZE:	1.09 Acres
YEAR BUILT:	1968
ZONING:	M2 General Industrial

PROPERTY HIGHLIGHTS

- ±6,200 SF office/warehouse space available for lease
- Functional mix of warehouse and office space
- Large warehouse area with flexible operational layout
- Multiple private offices and a dedicated conference room
- Additional storage/office area for operational flexibility
- Ideal for contractors, service companies, distributors, and light manufacturing users
- Convenient access to US-101 and Highway 152
- Strategic South Silicon Valley location serving the Bay Area, Central Coast, and Central Valley markets



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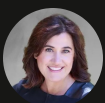
For Lease

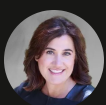
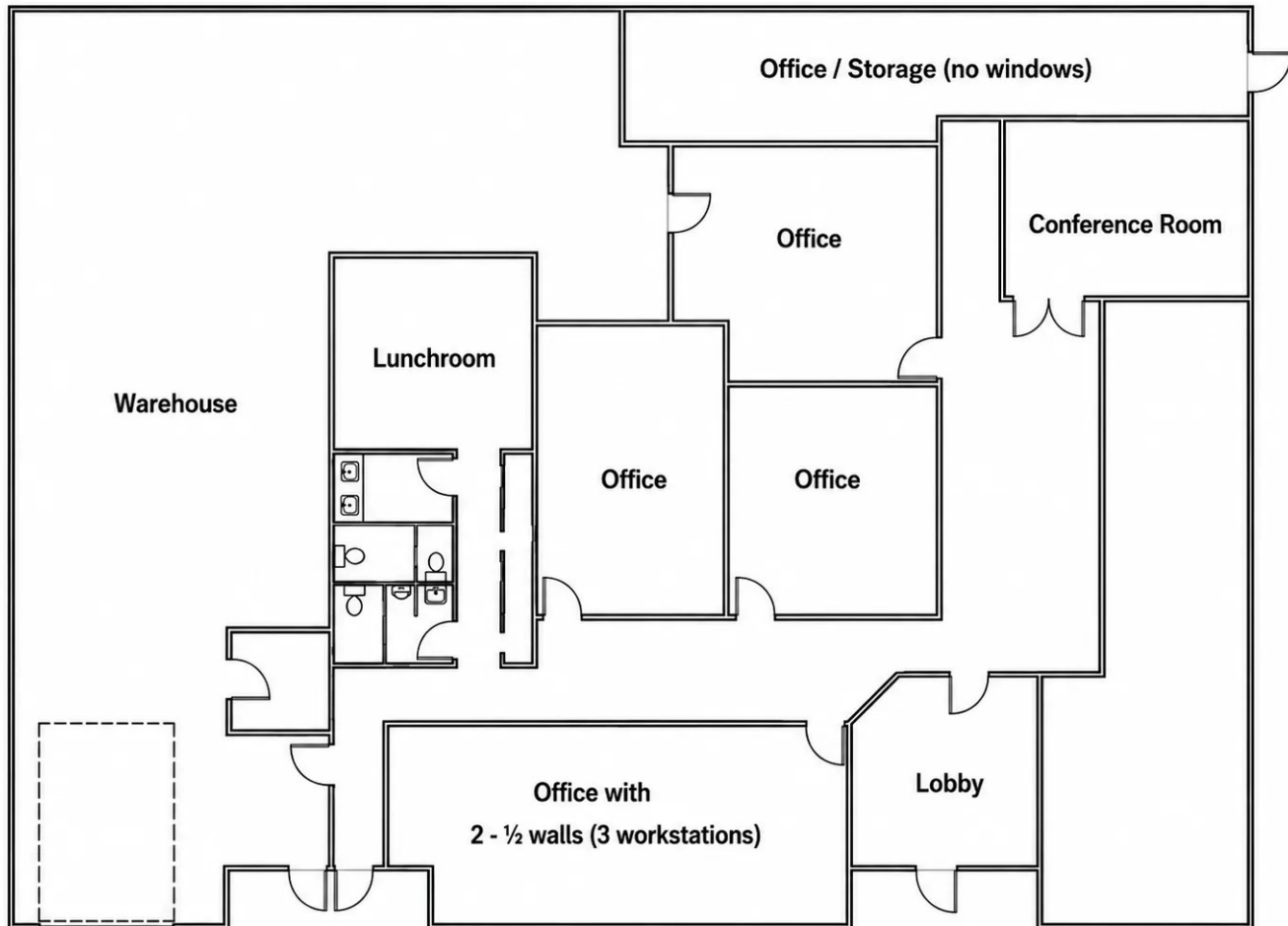
6550 Brem Lane

Gilroy, CA 95020

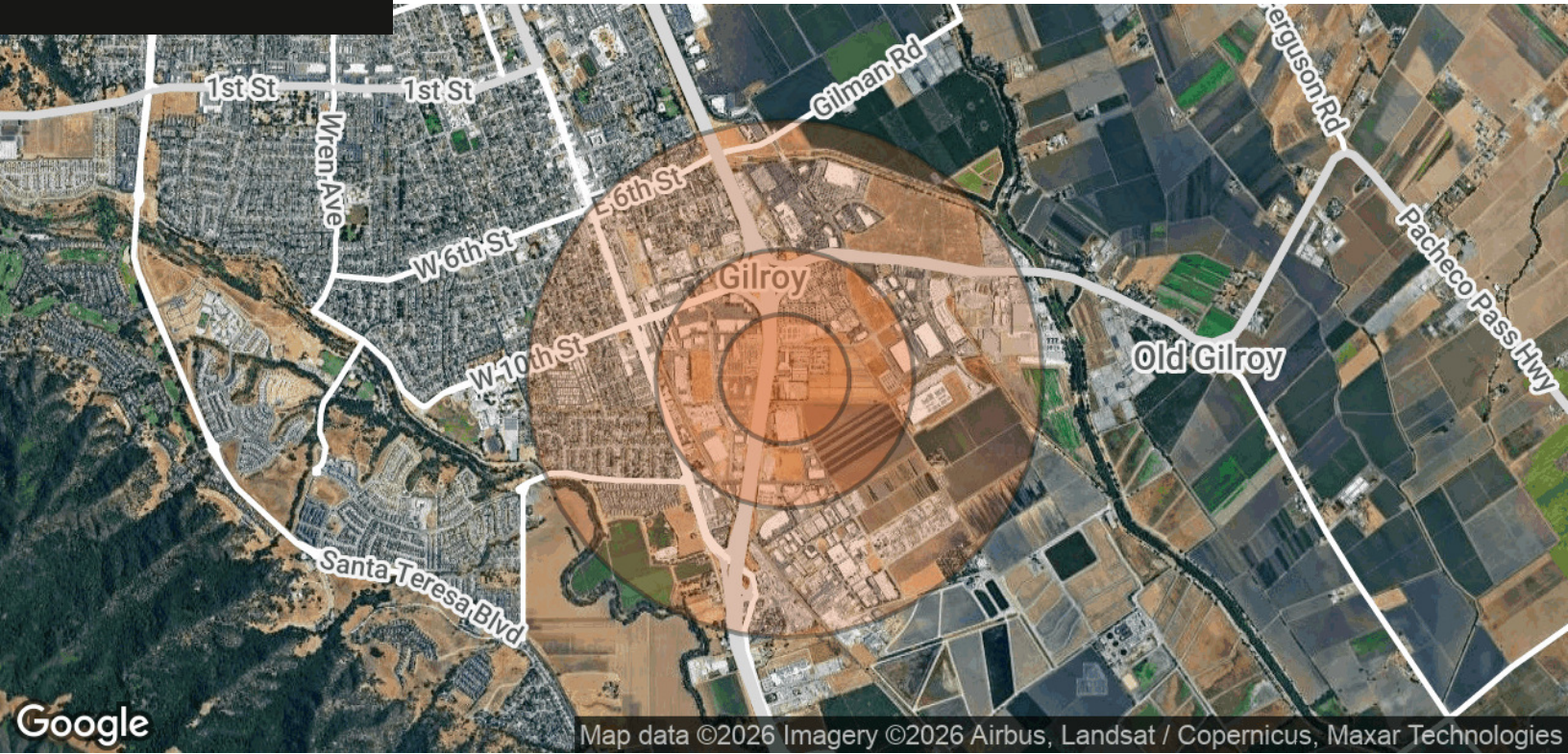


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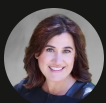


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	374	1,780	7,993
AVERAGE AGE	30.1	30.1	31.2
AVERAGE AGE (MALE)	29.8	29.7	30.3
AVERAGE AGE (FEMALE)	30.7	30.7	32.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	79	384	1,907
# OF PERSONS PER HH	4.7	4.6	4.2
AVERAGE HH INCOME	\$106,761	\$105,013	\$134,540
AVERAGE HOUSE VALUE	\$864,740	\$810,303	\$992,556

2023 American Community Survey (ACS)



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