

755

Jarvis Drive
Morgan Hill

FOR LEASE

CBRE
AVAILABLE
NOW



±258,122 SF AVAILABLE | ADVANCED MANUFACTURING BUILDING

**21KV RATED TRANSFORMER PROVIDING 4,000 AMPS
SERVICE WITH EXPANSION TO 25,000 AMPS**

SITE PLAN

← NORTH

101

101

SOUTH →



- ▲ DOCK HIGH DOOR
- GRADE LEVEL DOOR



PROPERTY HIGHLIGHTS



± 258,122 SF Advanced
Manufacturing Building on
a ±14.7 Acre Parcel



Skylights



650 tons of HVAC



On-site Transformer rated at
21KV, 4,000 Amps @ 277/480V
Service, 3 Phase Power with
Expansion to 25,000 Amps



± 30' Clear Height



4 Grade Level Doors
4 Dock High Doors



2,500 lbs. Freight Elevator



Provides easy commute for
employees from West Valley
and easy access to the deep
talent pool of South County



Outdoor Seating Patio



2.04/1,000 Parking Ratio
Expandable to 2.55/1,000



Great Access to HWY 101

OFFICE



FULFILLMENT/MANUFACTURING/LAB FIRST FLOOR



WAREHOUSE

±30' CLEAR HEIGHT

ELECTRICAL SUMMARY OF 25,000 AMPS

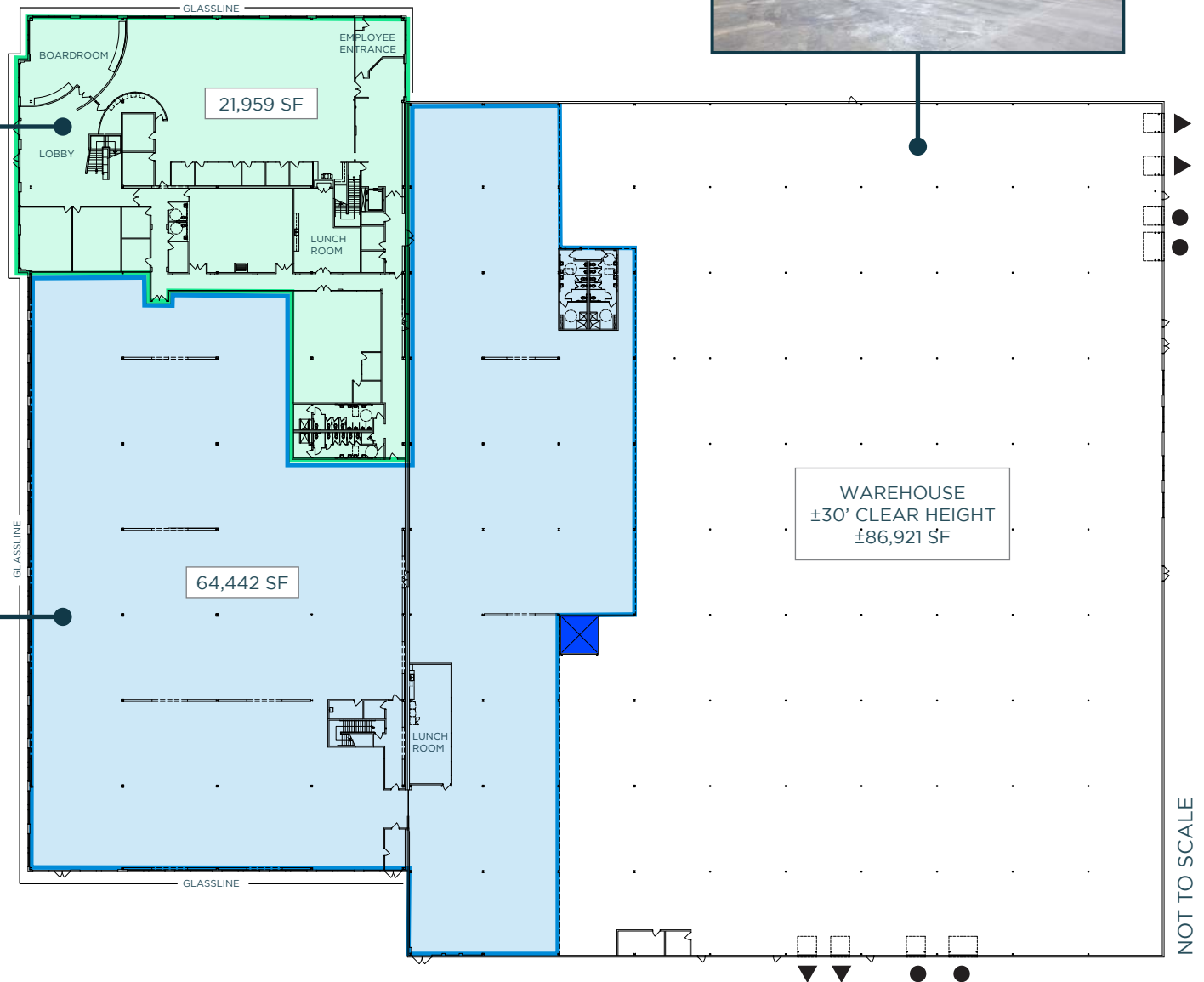
The existing 600A medium voltage switchgear is fed by PG&E and is in good working order. The original build provided for one 150A MV feed which feeds the existing 3,000KVA transformer / 4,000A distribution board in the exterior mechanical service yard. A new 500A MV section can be bolted onto the end of the existing MV switchgear to feed new MV distribution boards. The existing service

has the capability of serving the building with 25,000A at 480/277V which would max out the 600A medium voltage service. The current mechanical service yard configuration provides enough room to layout three 5,000A Nema-3R distribution boards next to the exterior wall for ease of future tenant distribution into the building via bus duct. Currently the existing 600A medium voltage board has one utility

meter measuring the 600A main breaker as a whole. Since the existing 600A medium voltage board has a main breaker, notifying PG&E, scheduling and coordinating with them is not required in order to make downstream modifications. New switchboards could have the ability for submetering installed in them for multitenant metering capabilities.



FIRST FLOOR PLAN



OFFICE



14' CLEAR HEIGHT FOR
FULFILLMENT/MANUFACTURING/LAB/
ADDITIONAL OFFICE



±2,500 LB. FREIGHT ELEVATOR

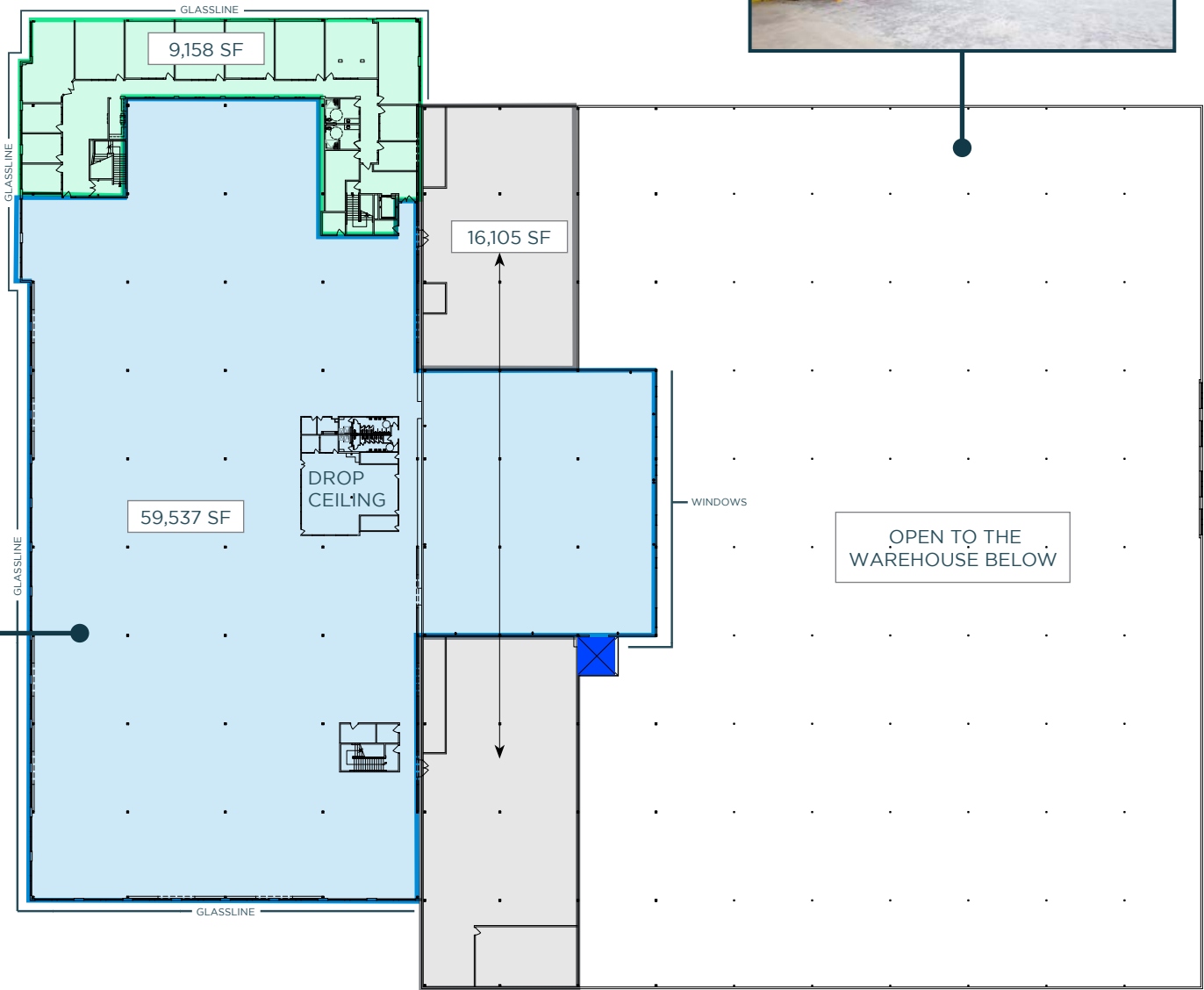


DOCK HIGH DOORS



GRADE LEVEL DOORS

SECOND FLOOR PLAN



-  EXECUTIVE OFFICES WITH PRIVATE RESTROOMS AND SHOWERS
-  14' CLEAR HEIGHT FOR FULFILLMENT/MANUFACTURING/LAB/ADDITIONAL OFFICE
-  MECHANICAL/STORAGE
-  ±2,500 LB. FREIGHT ELEVATOR

FIRST FLOOR

FULFILLMENT/MANUFACTURING/LAB



SECOND FLOOR

FULFILLMENT/MANUFACTURING/LAB



REVERSE COMMUTE



TIME-SAVING BENEFITS OF A REVERSE COMMUTE ...MORE TIME FOR YOU

CITY	MINUTES
N. San Jose	23 Minutes
Los Gatos	25 Minutes
Campbell	25 Minutes
Milpitas	27 Minutes
Santa Clara	29 Minutes
Mountain View	32 Minutes
Sunnyvale	33 Minutes



SUPERIOR FREEWAY IDENTITY WITH NEARLY 144,000 CARS TRAVELING ON HIGHWAY 101 DAILY AND HAS QUICK ACCESS VIA THE COCHRANE ROAD INTERCHANGE.



MORGAN HILL CALTRAIN STATION IS JUST OVER A MILE AWAY, PROVIDING EXCELLENT ACCESS TO THE GREATER BAY AREA

CORPORATE NEIGHBORS



AMENITIES MAP



Madrone Village

FedEx

AT&T

CHIPOTLE

ERIK'S DELICAFE

ANYTIME FITNESS

FIVE GUYS

Peet's Coffee

Cochrane Plaza

BANK OF AMERICA

Walmart

BIG 5 SPORTING GOODS

McDonald's

HOBBY LOBBY

Cochrane Commons

Target

Starbucks

DICK'S SPORTING GOODS

ULTA BEAUTY

DSW

Red Robin

verizon

ME Massage Envy

petco

Staples

MOD PIZZA

VITALITY BOWLS

COMMONWEALTH CENTRAL CREDIT UNION

MR. PICKLE'S SANDWICH SHOP

extended STAY AMERICA

TRADER JOE'S

Walgreens

CVS pharmacy

THE HOME DEPOT

SAFWAY

Morgan Hill Outdoor Sports Center

Morgan Hill Aquatics Center



NEIGHBORHOOD OVERVIEW



755

Jarvis Drive
Morgan Hill



CONTACT FOR MORE INFORMATION:

CHIP SUTHERLAND

Vice Chairman
Lic. 01014633
+1 408 453 7410
chip.sutherland@cbre.com

BRIAN MATTEONI

Executive Vice President
Lic. 00917296
+1 408 453 7407
brian.matteoni@cbre.com



CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.
PMSTUDIO_DECEMBER2023