



FOOD PROCESSING, MANUFACTURING & COLD STORAGE FACILITY

18675 MADRONE PKWY, SUITE 100 | MORGAN HILL, CA

 **Kidder
Mathews**

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*Exclusively
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EXECUTIVE SUMMARY

Section 01

FOOD PRODUCTION FACILITY WITH COLD STORAGE

A rare opportunity to lease a purpose-built food production and refrigerated storage facility in Morgan Hill.

18675 Madrone Parkway, Suite 100 offers approximately 46,970 SF of highly specialized food production, processing, refrigerated storage and support space. The facility was previously utilized for food manufacturing and features significant existing infrastructure that can substantially reduce the cost and time associated with converting conventional industrial space for food-related operations.

The facility includes approximately 7,200 square feet of refrigerated/cold storage, multiple food production and preparation areas, food-grade finishes, floor drains throughout the production areas, substantial electrical capacity, loading infrastructure and existing nitrogen and carbon dioxide distribution systems.

The property is particularly well suited for food manufacturers, prepared foods, refrigerated foods, produce processors, bakeries, beverage companies, co-packers, specialty food manufacturers and other users requiring production, processing and cold storage capabilities.

Property Highlights

POWER

PROPERTY POWER	±600 Amps at 480/277V, 3-Phase
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REFRIGERATION

COLD STORAGE	±7,200 SF of cold storage
REFRIGERATED ROOMS	Two ±3,600 SF refrigerated rooms
TEMPERATURE	Approximately 37° - 40°F
CLEAR HEIGHT	±18' clear height
COOLING	Finished cooler and raw material cooler

FOOD PRODUCTION

SPACE TYPES	Multiple production rooms, food preparation area, boxing/packaging area
FINISHING	Food-grade finishes
INFRASTRUCTURE	Existing food-processing infrastructure, including floor drains

LOADING

DOCK HIGH DOORS	4 dock-high doors with levelers
GRADE LEVEL DOORS	2 grade-level doors

WAREHOUSE

CLEAR HEIGHT	±30' clear height
FEATURES	Fully insulated and fully sprinklered

SPECIALIZED UTILITIES

DISTRIBUTION SYSTEMS	Nitrogen and Carbon Dioxide distribution systems
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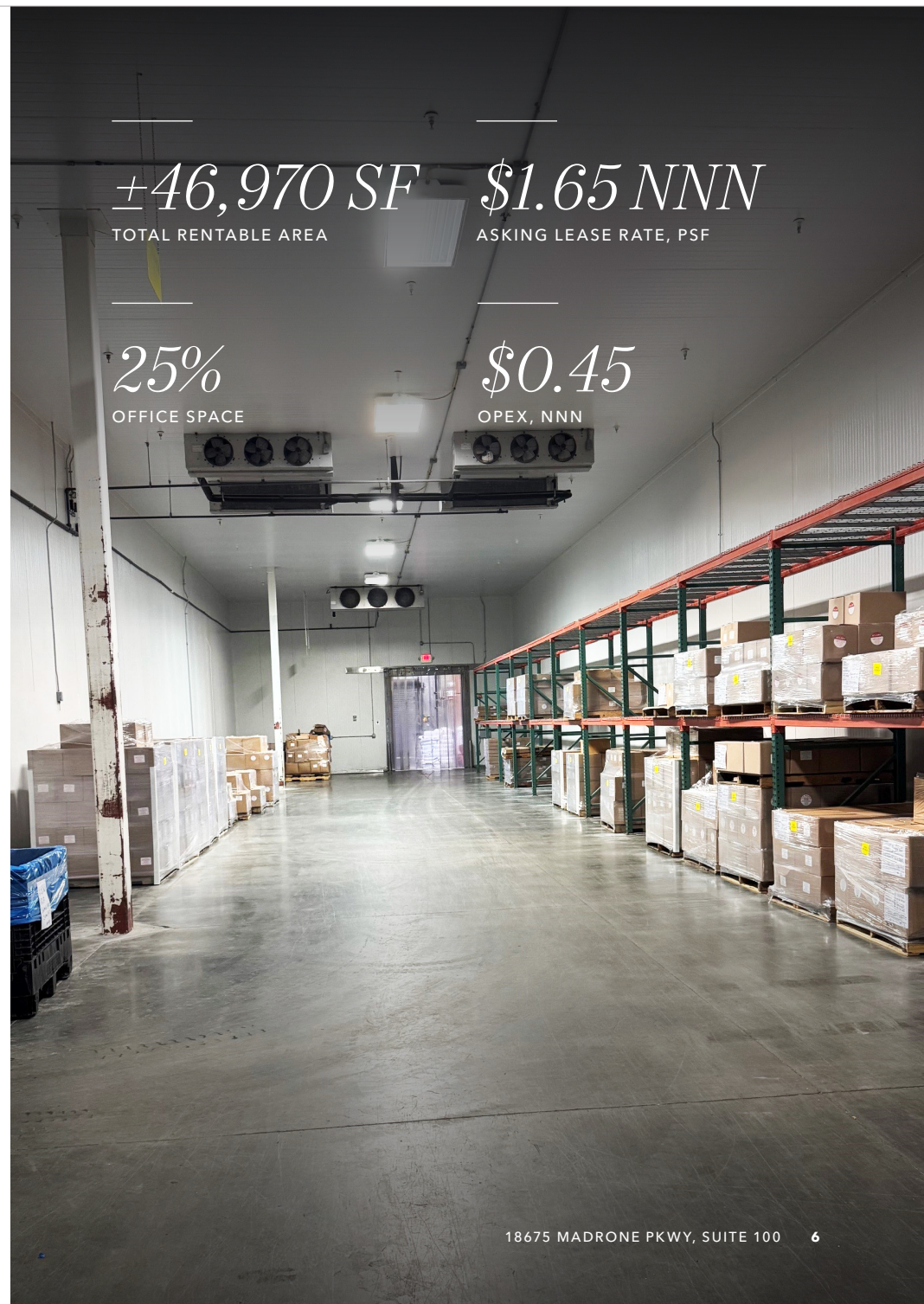
PROPERTY OVERVIEW

Section 02

PREMIER FACILITY IN MORGAN HILL

*±46,970 SF Existing Food Production Facility
with Purpose-Built Infrastructure in Place*

ADDRESS	18675 Madrone Pkwy, Suite 100, Morgan Hill, CA
PROPERTY TYPE	Single-Tenant Industrial
ASKING LEASE RATE	\$1.65 per SF
LEASE TYPE	NNN (estimated NNN expenses: \$0.45 per SF)
SPACE AVAILABLE	46,970 SF
SPACE COMPONENTS	Two 3,600 SF cold storage rooms (37° to 40°)
POWER	±600 Amps at 480/277V, 3-phase (Lessee to verify)
DOORS	4 Dock High Doors and 2 Grade Level Doors
CEILING HEIGHT	30' clear height in warehouse area and 18' in cold storage rooms
PARKING RATIO	2.4 per 1,000 SF
FEATURES	Fully Insulated & sprinklered Floor drains throughout Food grade finishes Nitrogen & carbon dioxide systems



±46,970 SF

TOTAL RENTABLE AREA

\$1.65 NNN

ASKING LEASE RATE, PSF

25%

OFFICE SPACE

\$0.45

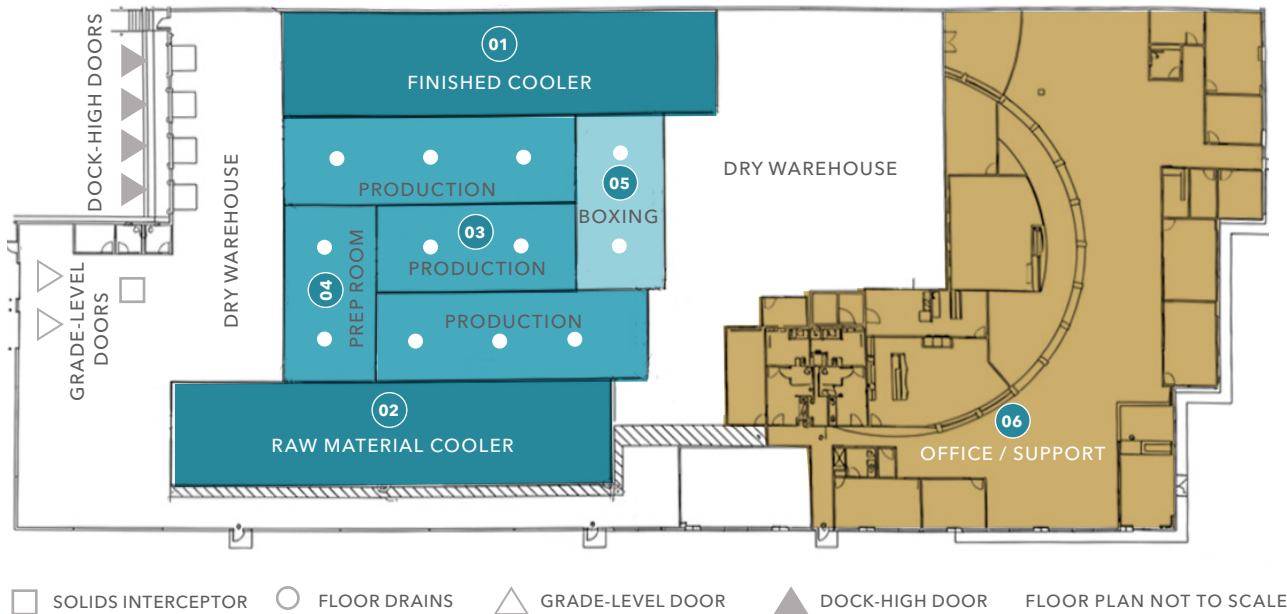
OPEX, NNN

FLOOR PLAN

±46,970 SF
AVAILABLE

\$1.65 NNN
LEASE RATE + \$0.45 OPEX

NOW
AVAILABLE



FACILITY AT A GLANCE

±46,970 SF total available area

±7,200 SF refrigerated / cold storage

37°-40°F cold storage temp.

±600 Amps, 480/277V, 3-phase power

±30' Clear warehouse area

4 Dock-high doors with load levelers

2 Grade-level doors

Nitrogen & CO₂ existing distribution systems

LEGEND

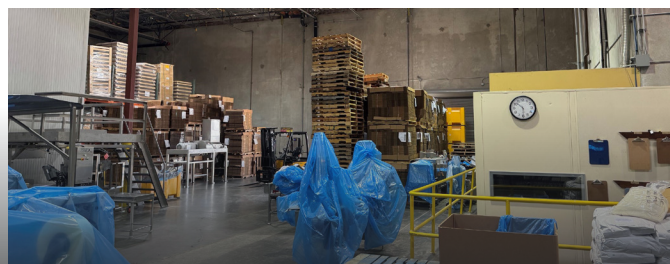
- Refrigerated / Cold Storage
- Food Prep / Production
- Packaging / Support
- Office

KEY AREAS

- 01 Finished Cooler - ±3,600 SF
- 02 Raw Material Cooler - ±3,600 SF
- 03 Production Areas - Multiple Rooms
- 04 Prep Room - Food Preparation
- 05 Boxing / Packaging Area
- 06 Office / Support - ±25% of Building



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18675 MADRONE PKWY, SUITE 100 7

PROPERTY OVERVIEW



DESIGNED AND READY FOR FOOD MANUFACTURING

The facility's existing layout provides a highly functional operation for raw materials, preparation, production, finished products, packaging, shipping and administrative functions.



ELECTRICAL SERVICE
600 Amps @ 480/277V, 3-Phase



NATURAL GAS SERVICE



REFRIGERATION SYSTEMS
Two 3,600 SF Coolers, 37°-40°F



**WASTEWATER
TREATMENT SYSTEM**



GREASE INTERCEPTOR



**COMPRESSED GASES
(CO₂ / NITROGEN)**



**12 FLOOR DRAINS, HAND SINK &
FLOOR SINKS**



FOOD-GRADE IMPROVEMENTS



**FULLY INSULATED &
SPRINKLERED**



LOCATION OVERVIEW

Section 03

MORGAN HILL

Strategically positioned along the Highway 101 corridor, Morgan Hill provides convenient access to Silicon Valley, the greater Bay Area and the Western region of the US.

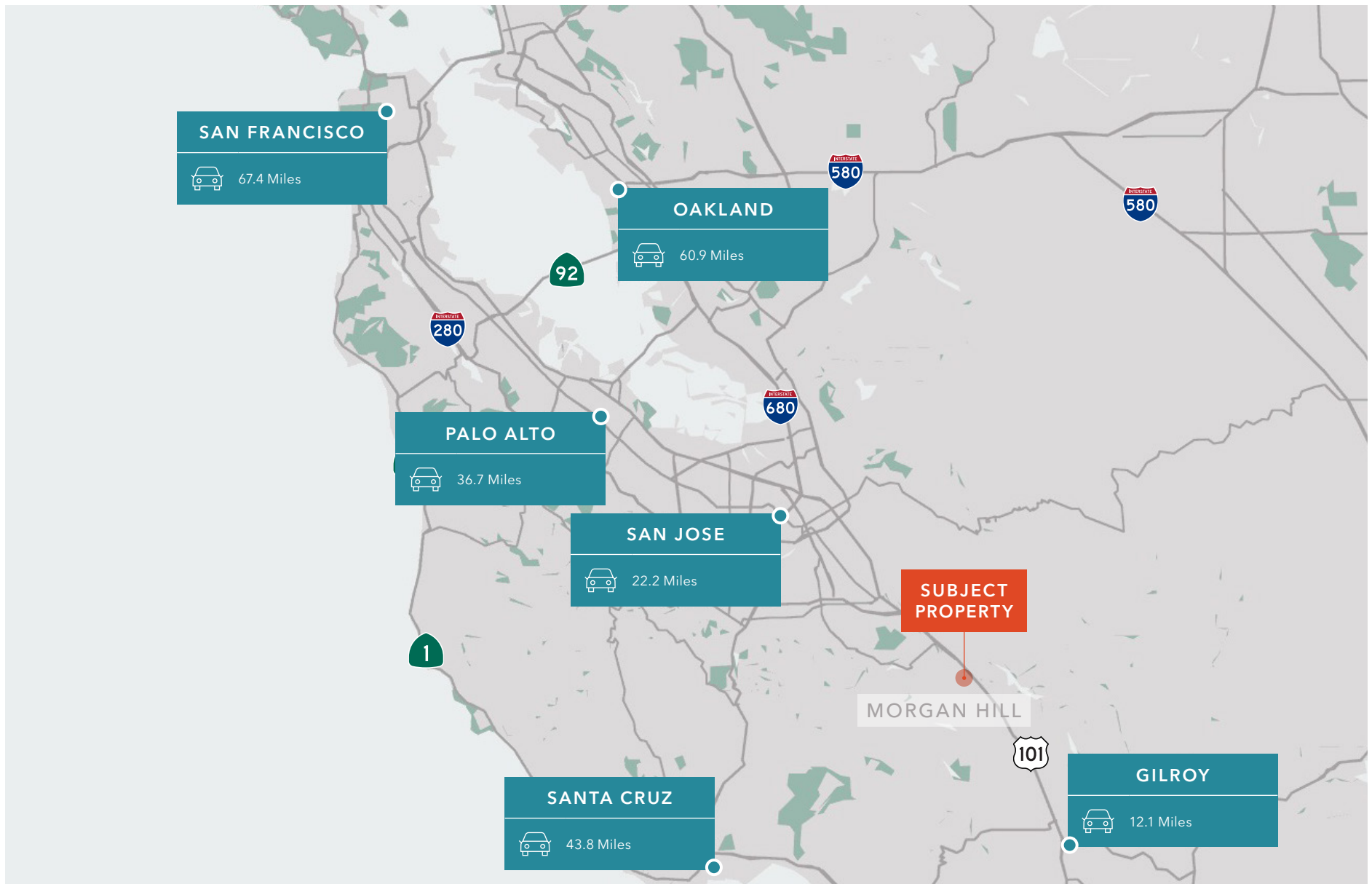
REGIONAL ACCESS

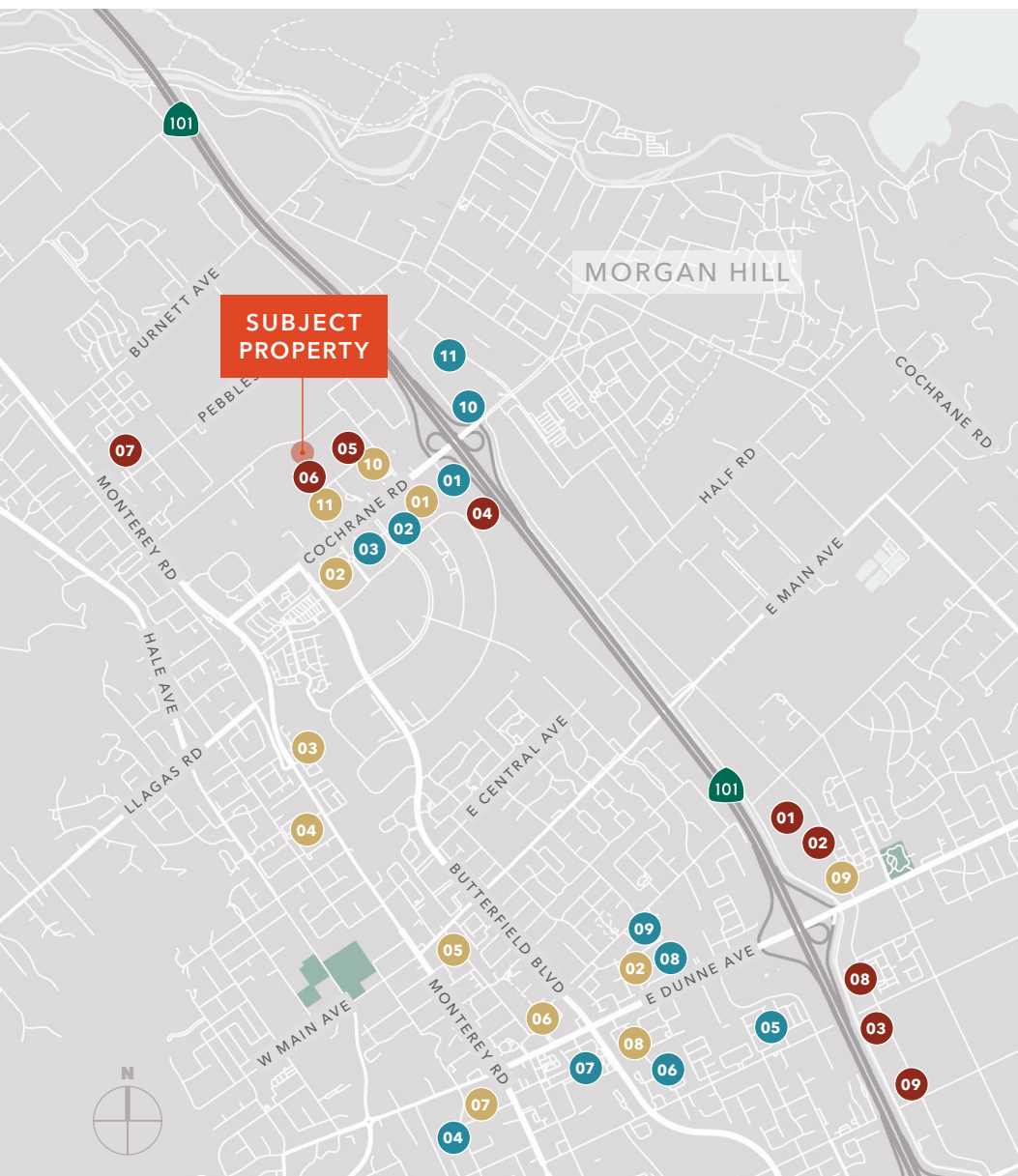
- Highway 101 - Primary north/south transportation corridor
- Highway 85 - Direct connection to Silicon Valley
- South County - Immediate access to the agricultural and food-production ecosystem
- Central Valley - Connect with suppliers via Highway 152

LOCATION OVERVIEW



LOCATION OVERVIEW





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 McDonald's
- Tandoori Flames
- Baskin Robbins
- 02 Starbucks
- 03 Lawson's Bakery
- 04 La Soledad Bakery
- 05 Noah's Bar & Bistro
- Papa's Place
- Ladera Grill
- Trail Dust BBQ
- MOHI Farm
- The Running Shop and Hops
- 06 Mama Mia's Mediterranean
- 07 Moon's Kitchen
- 08 Burger King
- 09 McDonald's
- Jack in the Box
- Taco Bell
- Mountain Mike's Pizza
- 10 Denny's
- In-N-Out Burger
- 11 Five Guys
- Chipotle

SHOPPING

- 01 Hobby Lobby
- 02 Walmart
- 03 7 Eleven
- 04 Dollar Tree
- Ross Dress For Less
- 05 Home Depot
- 06 Safeway
- 07 CVS
- 08 Walgreens
- 09 Trader Joe's
- 10 Petco
- 11 Verizon

HOTELS

- 01 La Quinta Inn & Suites
- 02 Holiday Inn Express
- 03 Quality Inn & Suites
- 04 Extended Stay America
- 05 Residence Inn
- 06 Courtyard Marriott
- 07 Budget Inn
- 08 Comfort Inn
- 09 Hampton Inn

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2025 POPULATION	6,102	38,256	53,128
2030 POPULATION PROJECTION	6,322	39,195	54,166
MEDIAN AGE	40.9	40.1	41.8
BACHELOR'S DEGREE OR HIGHER	38%	41%	42%



Households

	1 Mile	3 Miles	5 Miles
AVERAGE HH INCOME	\$181,443	\$180,719	\$183,247
MEDIAN HH INCOME	\$159,608	\$152,903	\$158,852
OWNER-OCCUPIED	1,566	8,432	12,604
RENTER-OCCUPIED	486	4,144	5,108
AVERAGE HH SIZE	3	3	3
TOTAL CONSUMER SPENDING	\$89.8M	\$556.7M	\$803.5M
MEDIAN HOME VALUE	\$1,023,752	\$1,055,229	\$1,068,221
MEDIAN YEAR BUILT	1994	1991	1985



SAVE THE TIME, COST & COMPLEXITY OF BUILDING A FOOD FACILITY FROM THE GROUND UP

- ±46,970 SF
- ASKING \$1.65 PER SQ. FT. WITH ±\$0.45 PER SQ. FT.
- ±7,200 SQ. FT. COLD STORAGE (37°-40° DEGREES)
- ±30' CLEAR WAREHOUSE
- 4 DOCK-HIGH DOORS + LOAD LEVELERS
- 2 GRADE-LEVEL DOORS
- NITROGEN + CO₂ DISTRIBUTION
- FOOD GRADE PRODUCTION AREAS
- FLOOR DRAINS THROUGHOUT PRODUCTION AREAS

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