



Prime Multi-Tenant Industrial Facility For Sale

16260 Church St, Morgan Hill, Ca

Heavy Power

Well Maintained

16260

Lease Expiring Soon

Rare Offering

Renz & Renz
Local Roots; National Reach

Prime Industrial Opportunity

Address - 16260 Church St, Morgan Hill, Ca

List Price	\$4,850,000
Building Size	16,832 Sqft
Lot Size	1.03 Acres
Year Built	2001
Zoning	IL - Light Industrial
Electrical	1,600Amp 480Y/277V
Parking	37 Surface Spaces

EXECUTIVE SUMMARY

Discover a truly unique industrial opportunity at 16260 Church St, Morgan Hill, Ca. This quality multi-tenant industrial facility is positioned for strategic use and income for decades to come. The property was originally designed with the ability to operate as 4 separate units but is currently 3 self-sustained units.

USERS & INVESTORS

With Sempera Organics lease expiring in May 2026 owner/users can occupy approx. half of the building. Investors can also see significant upside in lease up opportunities at significantly higher rents than currently realized.

LOCATION SUMMARY

Morgan Hill is a vibrant city in Santa Clara County located in South Silicon Valley, just 10 miles south of San Jose. Morgan Hill's ideal location offers residents and visitors a vibrant Downtown, year-round outdoor recreational activities, including cycling, golfing, swimming, and boating.

Property Highlights

- Ideal For Owner/User or Investment
- Rare Industrial Opportunity
- An Abundance of Parking
- Designed as 4 Units
- Currently Configured for 3 Rentable Units
- Attractive and Well Maintained
- Under Market Rents
- Heavy 3 Phase Power
- Expansive HVAC Systems
- 4 Minutes to Hwy 101
- Just 15 Miles South of San Jose

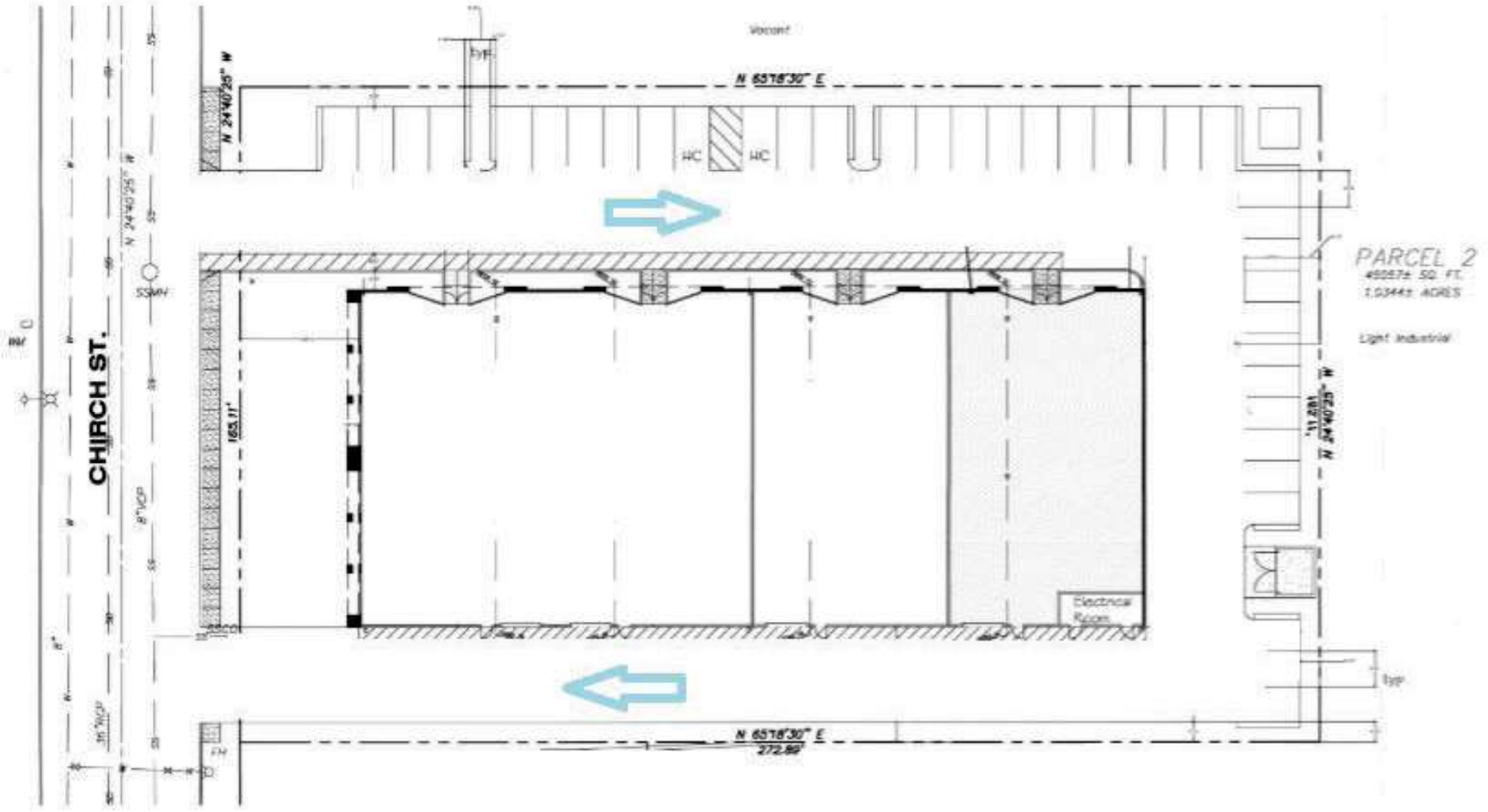
IMMEDIATE OCCUPANCY AVAILABLE!

Rent Role and Expense

Tenant	Unit	SqFt	Rent	Annual Increases	Market Rent	Lease Term
CustomLux Interiors LLC	100 & 120	8,416 Sqft	\$12,694.76 *May 1, 2026 Gross \$1.51/SqFt	3%	\$14,728 \$1.75/SqFt	Expires 4.30.2028 3 Year option to renew
Sempera Organics	140	4,208 Sqft	\$5,917.09 Gross <i>Ready for Occupancy</i> \$1.41/SqFt	2%	\$8,206 \$1.95/SqFt	Expires 5.31.2026 No option to renew
Sempera Organics	160	4,208 Sqft	\$5,917.09 Gross <i>Ready for Occupancy</i> \$1.41/SqFt	2%	\$8,206 \$1.95/SqFt	Expires 5.31.2026 No option to renew
Total			\$24,528.94 \$1.46/SqFt		\$31,140 \$1.85/SqFt	

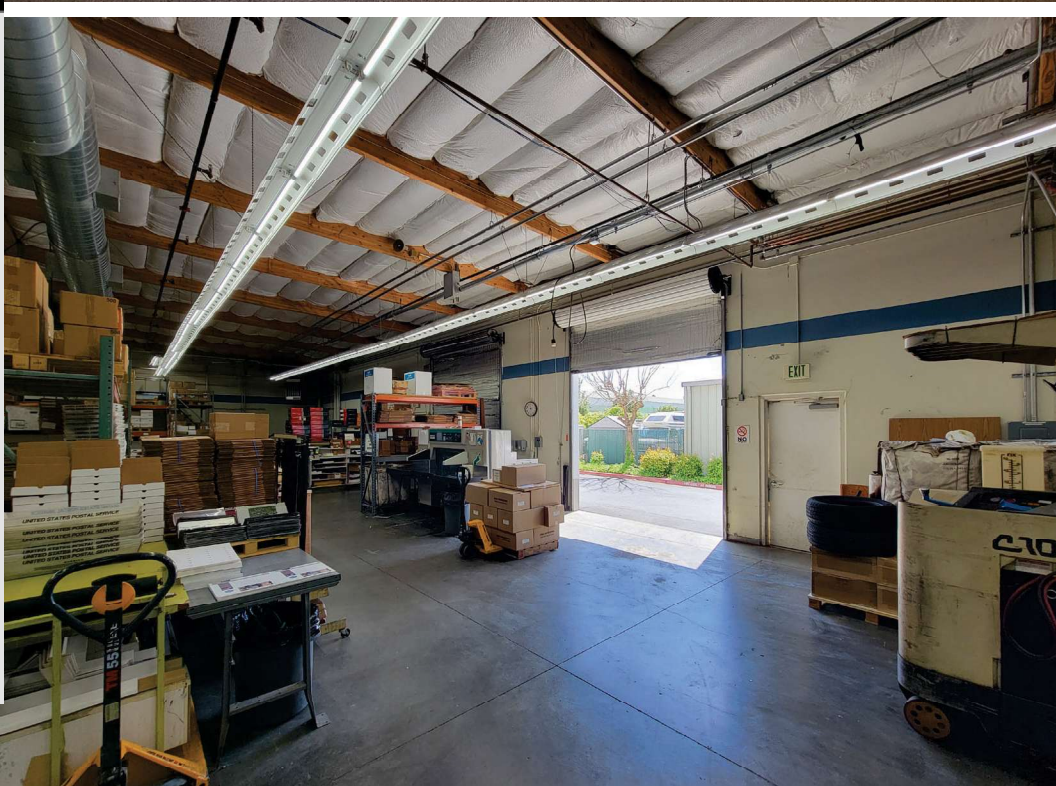
Projected Gross Income	\$373,680.00
Maintenance (Fire Systems, Landscaping, General Building)	\$22,995.34
Utilities (Water/Sewer, PGE)	\$3,747.44
Insurance	\$5,089.08
Taxes (Estimated New)	\$60,000
Total Expenses	\$91,831.68
Projected Net Operating Income	\$281,848.14

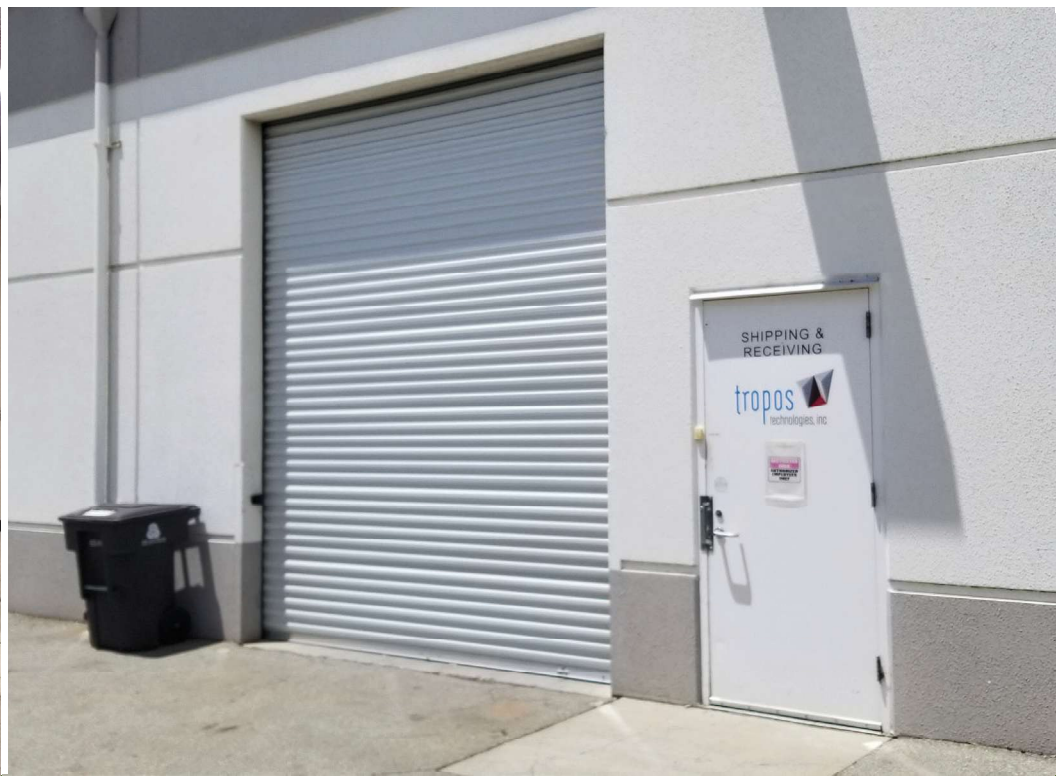


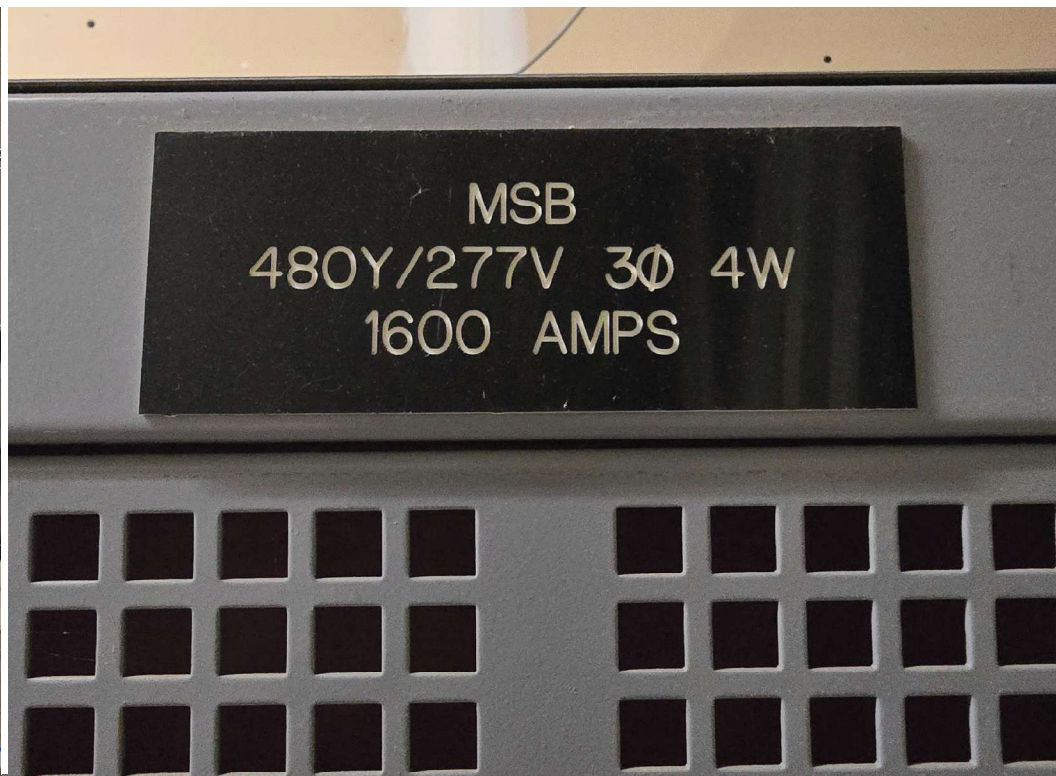


Site Plan

1"=20'-0" 30 0 30 60







1

18431 Technology Dr - Bldg 2

Morgan Hill, CA 95037 (Santa Clara County) - Morgan Hill Submarket



Warehouse

Sold	7/15/2024	Land Area	1.07 AC/46,609 SF
Sale Price	\$3,200,000 (\$380.95/SF)	Sale Comp Status	Research Complete
RBA	8,400 SF	Sale Comp ID	6798442
Price Status	Confirmed	Parcel Numbers	726-31-034
Built	1999		



2

215-219 Vineyard Ct

Morgan Hill, CA 95037 (Santa Clara County) - Morgan Hill Submarket



Industrial Condo

Condo Unit	215, 1st Floor	Price Status	Confirmed
Sold	9/7/2023	Sale Comp Status	Research Complete
Condo Size	9,600 SF	Sale Comp ID	6508722
Built	2000	Parcel Numbers	817-05-060 +1
Sale Price	\$3,500,000 (\$364.58/SF)		



3

18305 Sutter Blvd

Morgan Hill, CA 95037 (Santa Clara County) - Morgan Hill Submarket



Manufacturing

Sold	7/20/2023	Land Area	5.00 AC/217,800 SF
Sale Price	\$23,500,000 (\$319.29/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	73,600 SF (100%)	Sale Comp ID	6463228
Price Status	Full Value	Parcel Numbers	726-25-025
Built	1999		



Morgan Hill, California

POPULATION

45,152

MEDIAN AGE

38.8

MEDIAN HOUSEHOLD INCOME

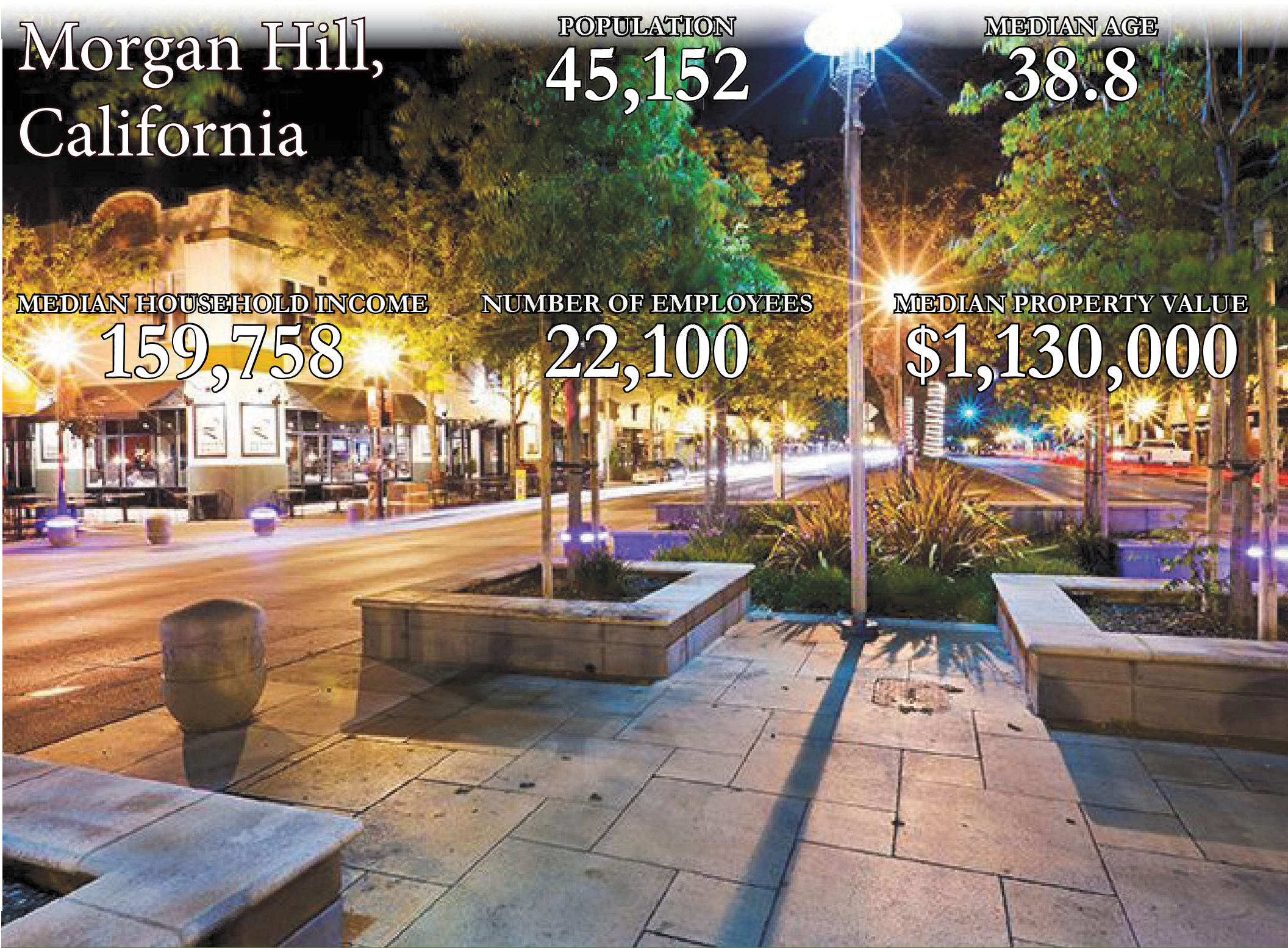
159,758

NUMBER OF EMPLOYEES

22,100

MEDIAN PROPERTY VALUE

\$1,130,000





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Exclusively Listed By



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