

# CTC COCHRANE TECHNOLOGY CENTER

COCHRANE ROAD AND DE PAUL DRIVE  
MORGAN HILL, CA



FIVE CLASS A INDUSTRIAL  
BUILDINGS TOTALING  $\pm 501,314$  SF  
 $\pm 4,000$  AMPS POWER PER BUILDING

$\pm 73,668$  SF -  
 $\pm 138,698$  SF

READY FOR OCCUPANCY



# COCHRANE TECHNOLOGY CENTER THE GATEWAY TO SUCCESS



## LOCATION

Centralized south county location with service area from San Jose SF Bay Area to Monterey



## SCALABLE FACILITY SOLUTION

From a single 73,668 SF building up to a five building campus of 501,314 SF to accommodate dynamic growth needs



## PROXIMITY TO RETAIL SERVICES

Walking distance to restaurants and shopping



## ACCESS

Direct access to Highway 101 from a full clover leaf interchange



## REVERSE COMMUTE

Fantastic southern location to attract either west valley employees or capitalize on the rich talent base of technology and advanced manufacturing professionals who live in South County



## FLEXIBLE DESIGN

Suitable for advanced manufacturing, industrial and warehouse uses



## UNMATCHED FREEWAY VISIBILITY:

Over half a mile of exposure along Highway 101

# PROJECT FEATURES

LAND AREA:  
**±29.20 Acres**

ZONING:  
**General Light Industrial (M2)**

MINIMUM CLEAR HEIGHT:  
**28' - 32"**

ROOF TYPE:  
**60 mil TPO**

SKYLIGHTS:  
**2.0 % of Building Area**

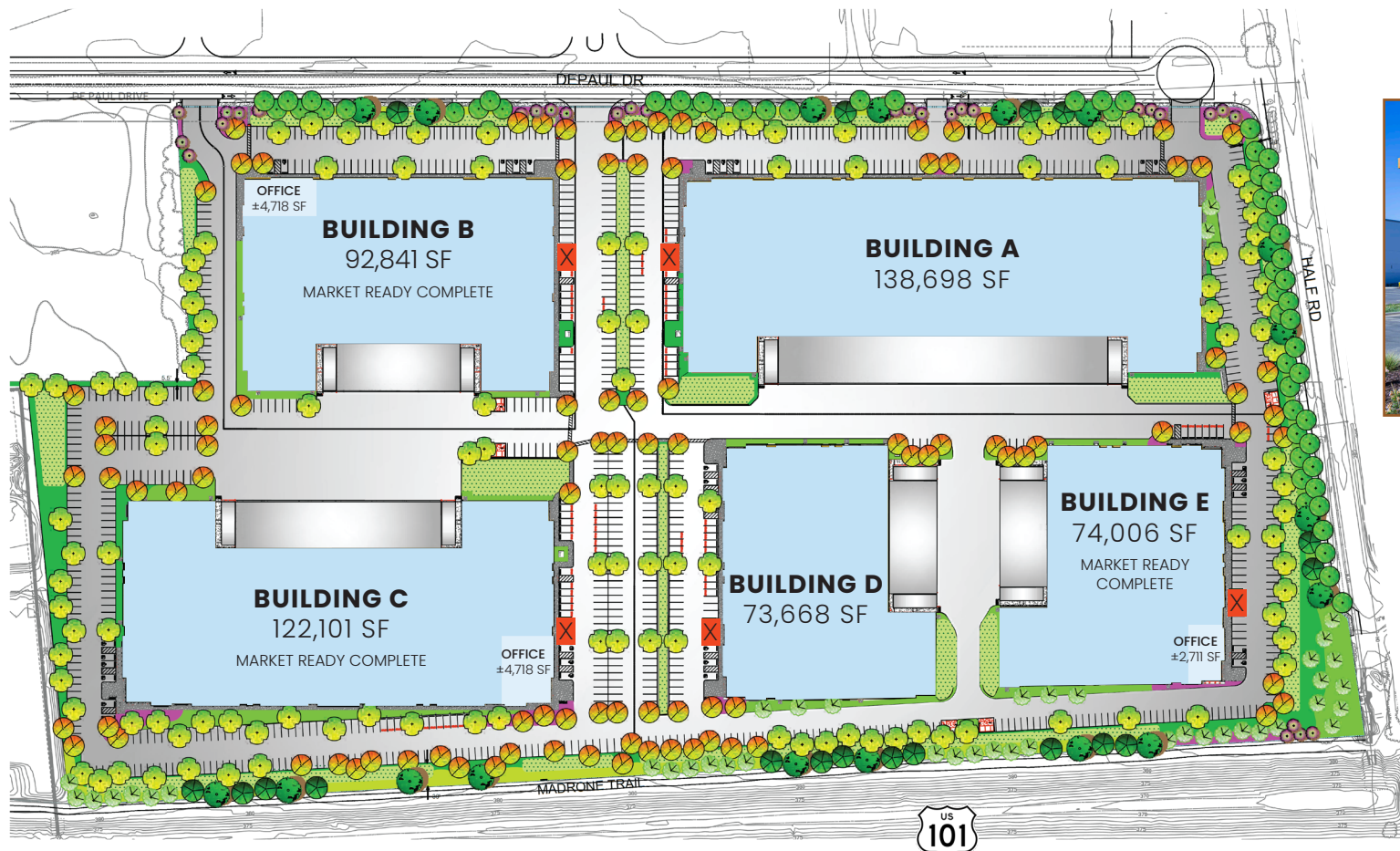
LIGHTING:  
**LED Light Fixtures & Controls**

SPRINKLERS:  
**ESFR**

FLOOR SLAB:  
**6"**

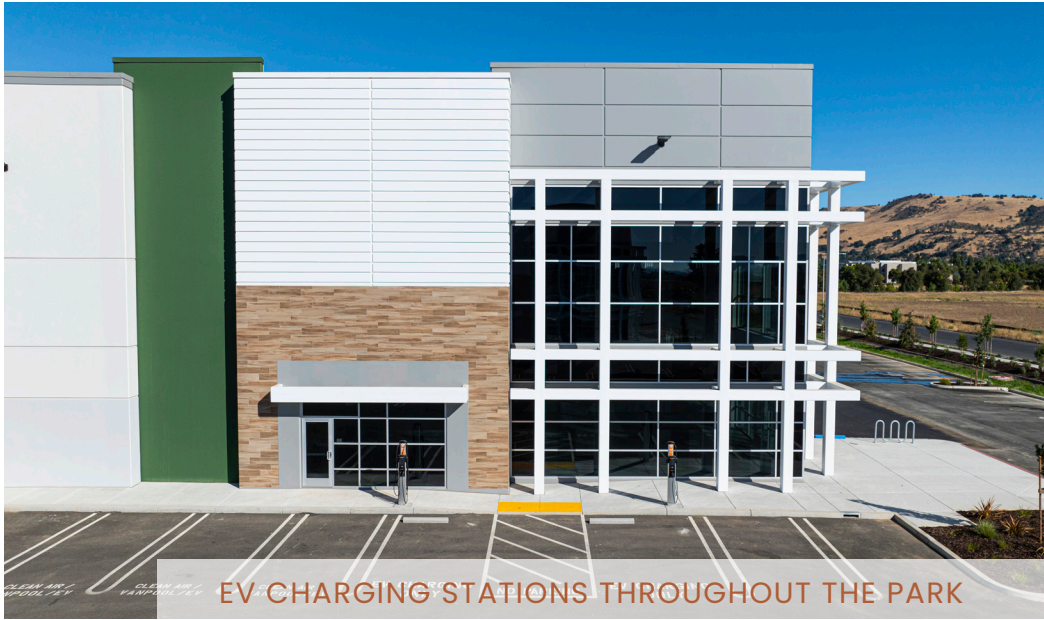
TYPICAL COLUMN SPACING:  
**50' x 52'**

CONSTRUCTION TYPE:  
**III-B Concrete Tilt-up**



 = OUTDOOR BREAK AREA

# PROJECT FEATURES



# PROJECT FEATURES



28' - 32' MINIMUM CLEAR HEIGHT



MOVE IN CONDITION WITH SPEC OFFICE

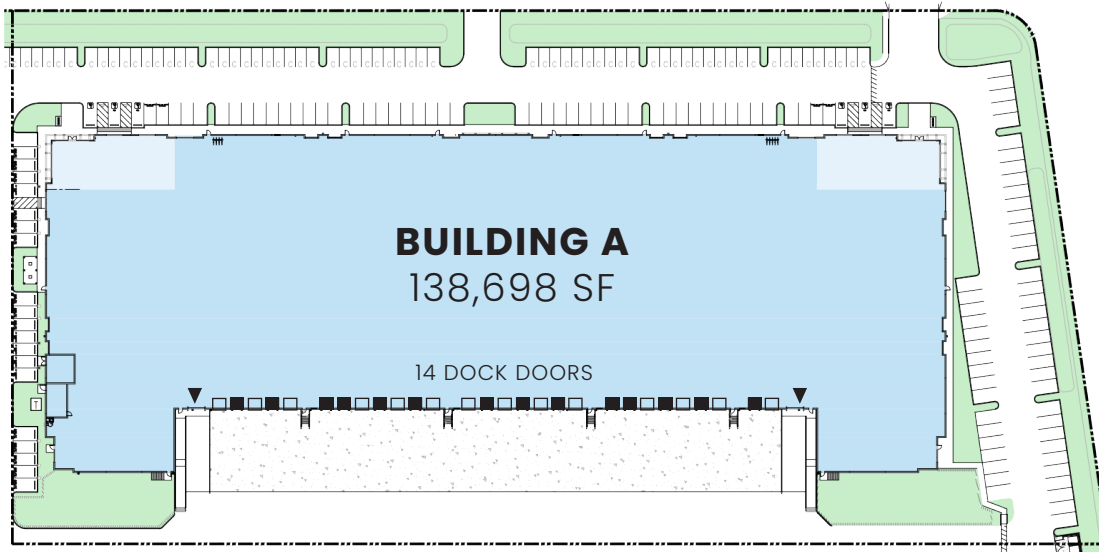


BREAK ROOM AREAS

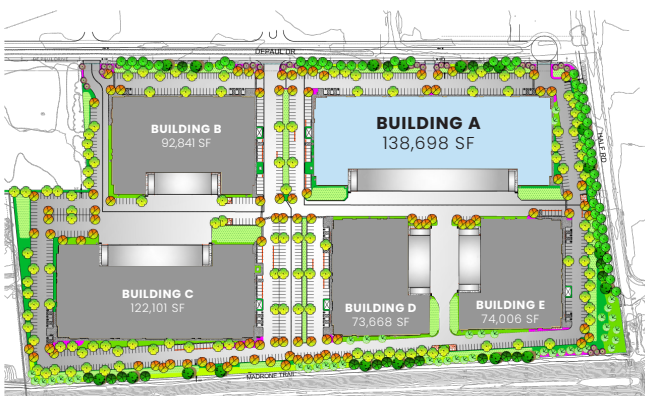


2.0% SKYLIGHT RATIO

18105 DE PAUL DRIVE  
**BUILDING A**



■ DOCK-HIGH    □ DOCK-HIGH KNOCKOUT    ▲ GRADE LEVEL



**BUILDING SIZE** 138,698 SF



**OFFICE AREA** To Suit



**CLEAR HEIGHT** 32'



**COLUMN SPACING** 50' x 52' Typical  
60' x 52' Speed Bay



**POWER** 4,000 Amps,  
277/480 Volt



**PARKING** 1.9/1000 | 268



**LOADING** 14 Dock-High (9'x10')  
14 Dock-High Knockouts  
2 Grade-Level (12'x14')

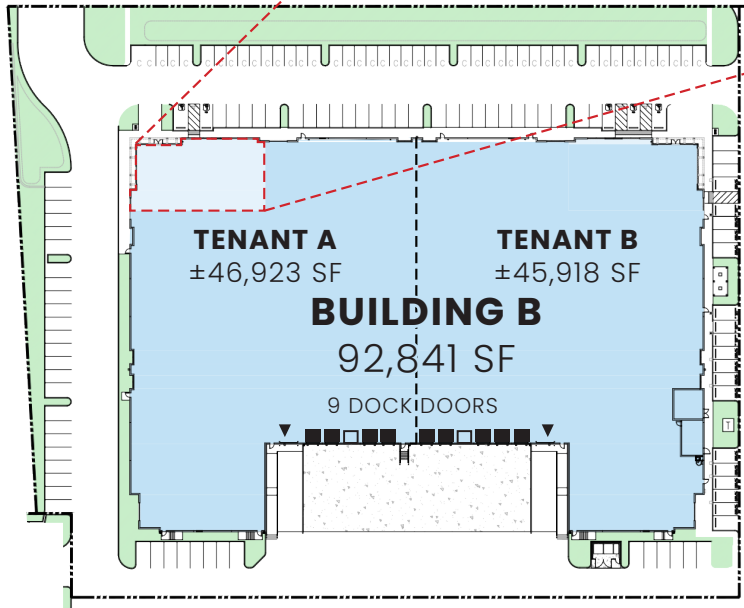
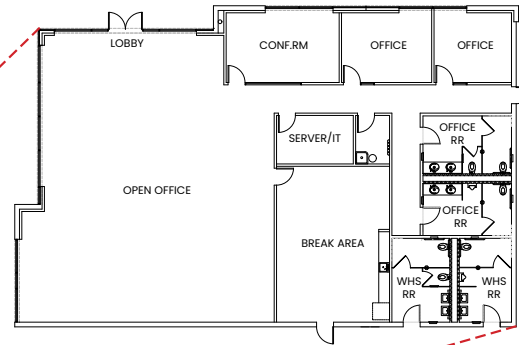


**SPRINKLERS** ESFR

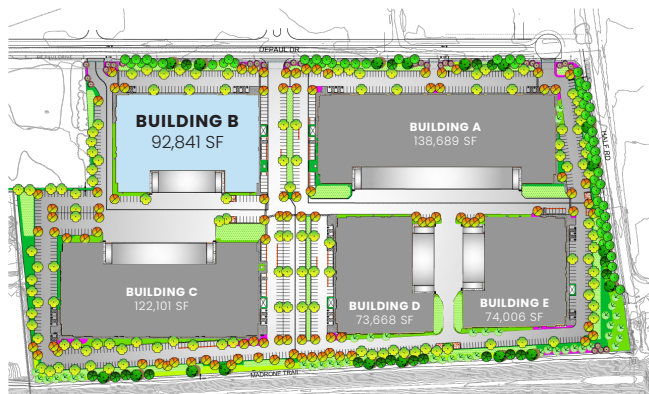
18265 DE PAUL DRIVE

# BUILDING B

Move in Condition with Spec Office,  
Warehouse Lights & Dock Levelers



- DOCK-HIGH
- DOCK-HIGH KNOCKOUT
- ▲ GRADE LEVEL



**BUILDING SIZE**

92,841 SF  
Divisible to ±45,918  
and 46,923 SF



**OFFICE AREA**

±4,718 SF



**CLEAR HEIGHT**

32'



**COLUMN SPACING**

50' x 52' Typical  
60' x 52' Speed Bay



**POWER**

4,000 Amps,  
277/480 Volt



**PARKING**

1.9/1000 | 179 Stalls



**LOADING**

9 Dock-High (9'x10') /  
2 Dock-High Knockouts  
2 Grade-Level (12'x14')

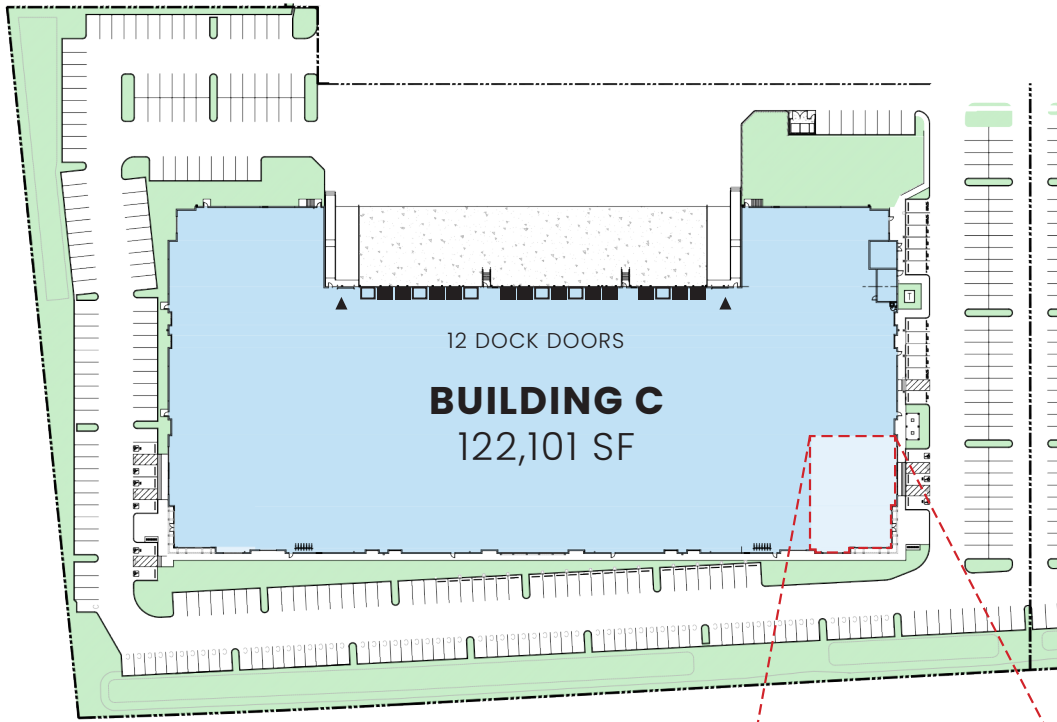


**SPRINKLERS**

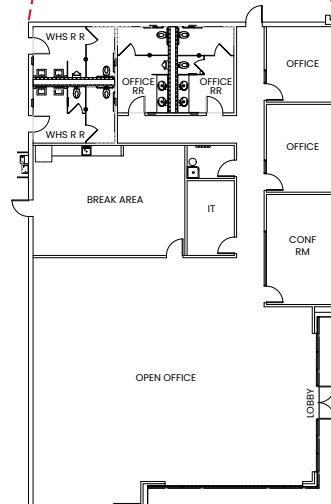
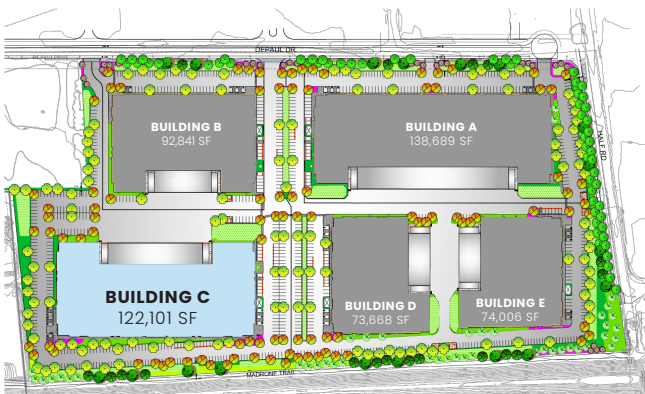
ESFR

18225 DE PAUL DRIVE  
**BUILDING C**

Move in Condition with Spec Office,  
 Warehouse Lights & Dock Levelers



■ DOCK-HIGH    □ DOCK-HIGH KNOCKOUT    ▲ GRADE LEVEL



**BUILDING SIZE**

122,101 SF



**OFFICE AREA**

+4,718 SF



**CLEAR HEIGHT**

32'



**COLUMN SPACING**

50' x 52' Typical  
 60' x 52' Speed Bay



**POWER**

4,000 Amps,  
 277/480 Volt



**PARKING**

1.9/1000 | 235 Stalls



**LOADING**

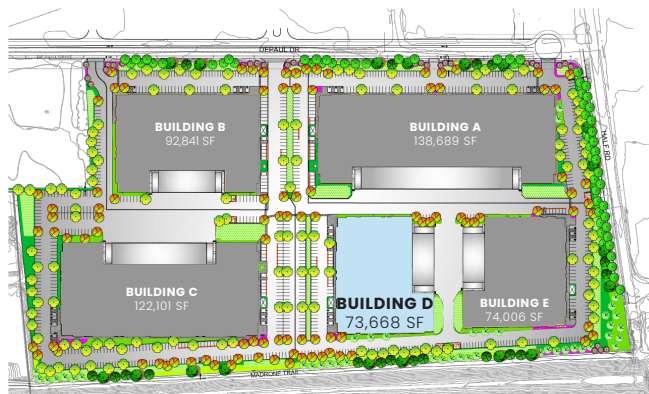
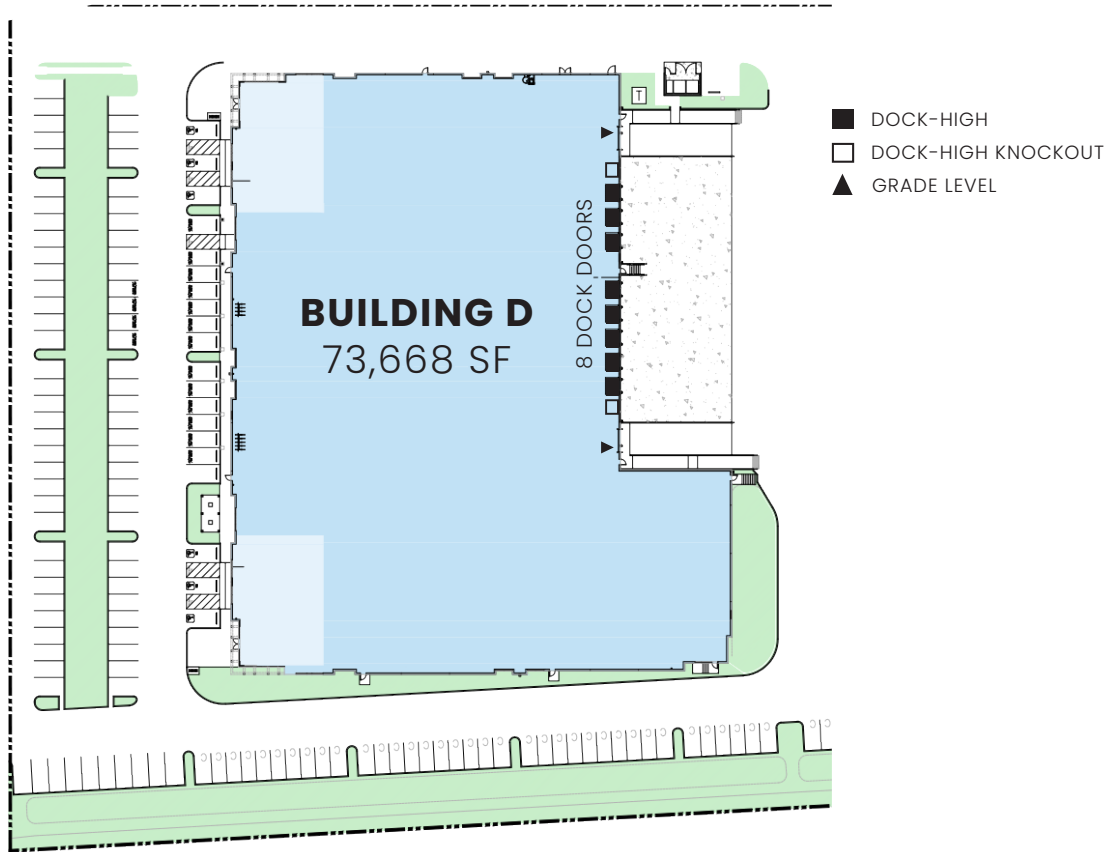
12 Dock-High (9'x10') /  
 6 Dock-High Knockouts  
 2 Grade-Level (12'x14')



**SPRINKLERS**

ESFR

18185 DE PAUL DRIVE  
**BUILDING D**



**BUILDING SIZE**

73,668 SF



**OFFICE AREA**

To Suit



**CLEAR HEIGHT**

28'



**COLUMN SPACING**

50' x 52' Typical  
60' x 52' Speed Bay



**POWER**

4,000 Amps,  
277/480 Volt



**PARKING**

1.9/1000 | 142 Stalls



**LOADING**

8 Dock-High (9'x10')  
2 Dock-High Knockouts  
2 Grade-Level (12'x14')

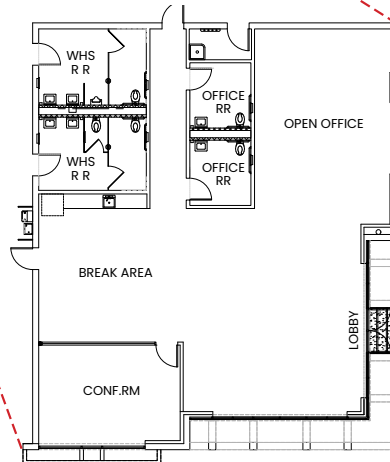
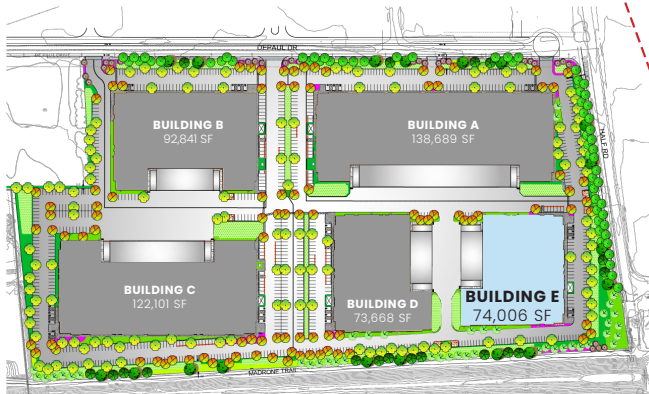
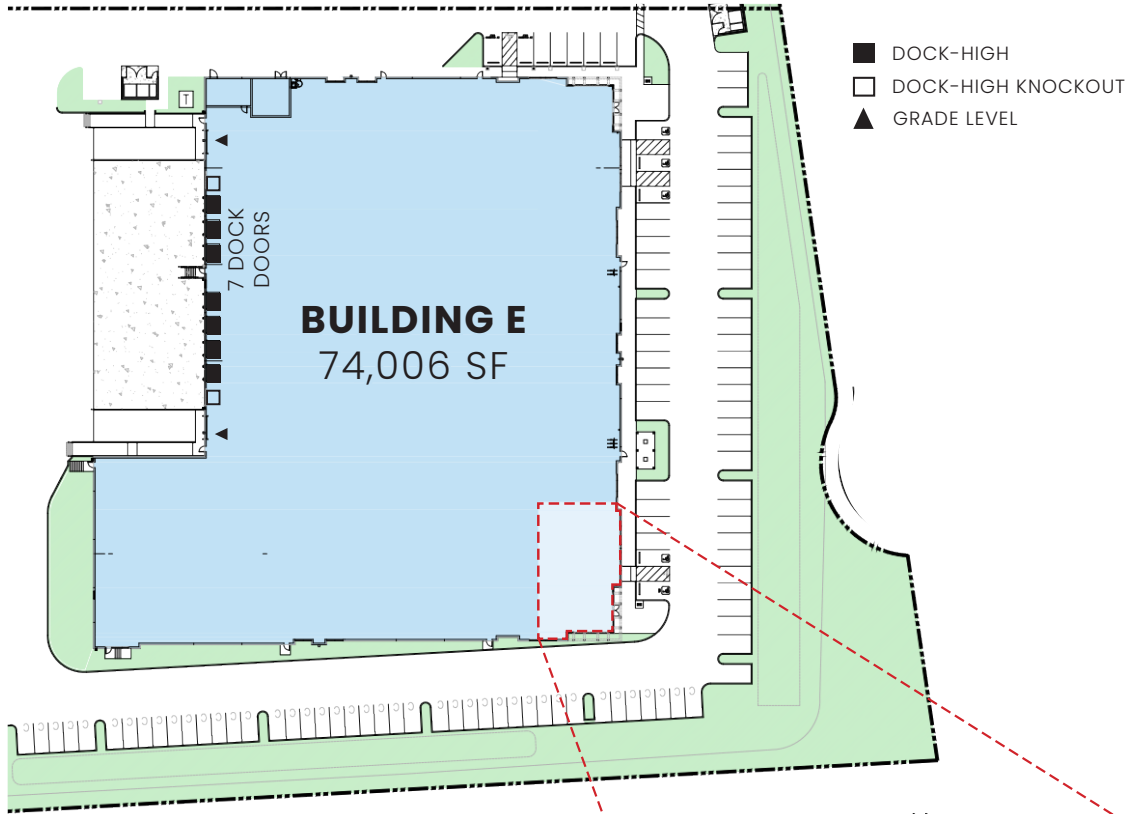


**SPRINKLERS**

ESFR

18145 DE PAUL DRIVE  
**BUILDING E**

Move in Condition with Spec Office,  
Warehouse Lights & Dock Levelers



**BUILDING SIZE**

74,006 SF



**OFFICE AREA**

+2,711 SF



**CLEAR HEIGHT**

28'



**COLUMN SPACING**

50' x 52' Typical  
60' x 52' Speed Bay



**POWER**

4,000 Amps,  
277/480 Volt



**PARKING**

1.9/1000 | 143 Stalls



**LOADING**

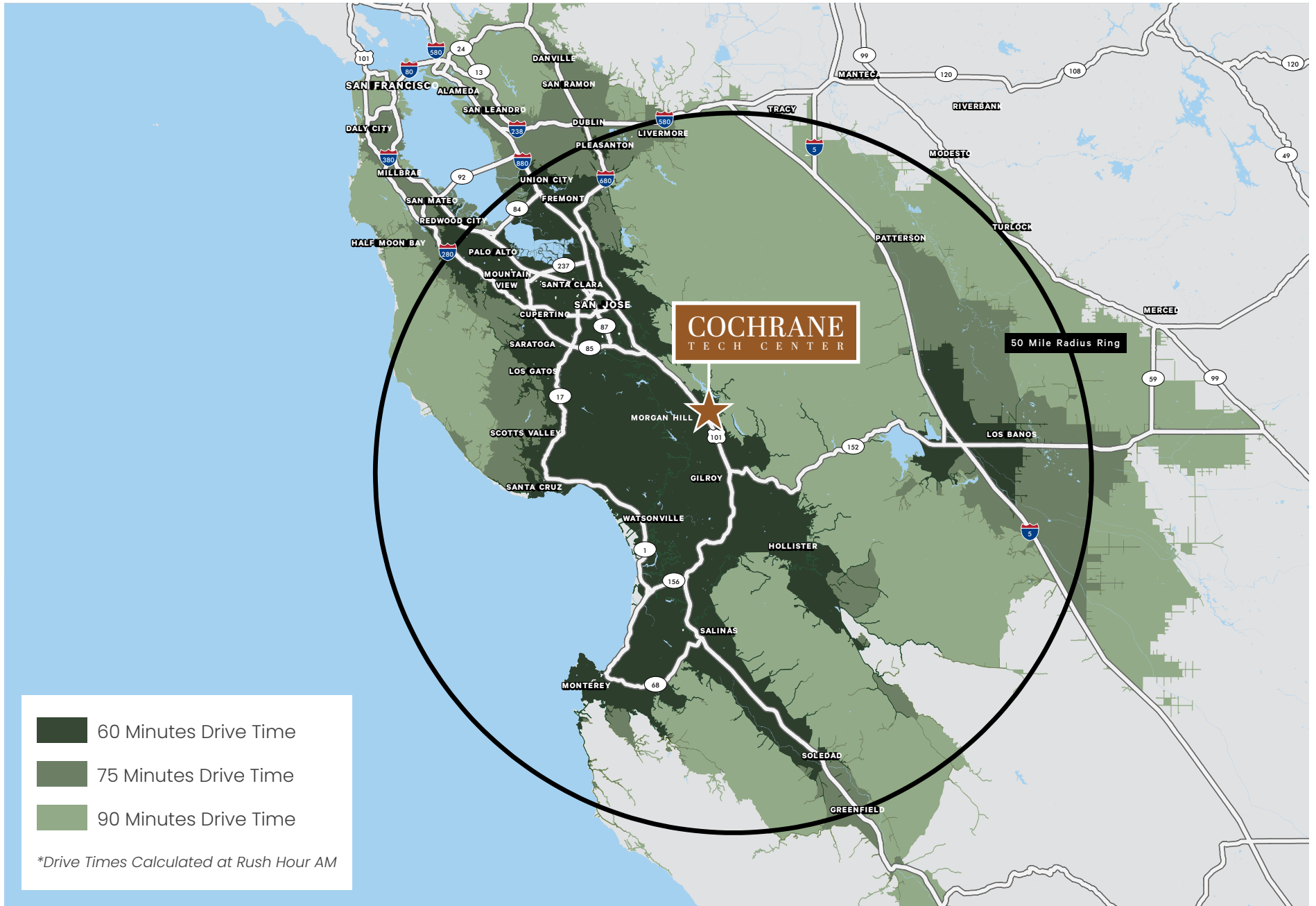
7 Dock-High (9'x10') /  
2 Dock-High Knockouts  
2 Grade-Level (12'x14')



**SPRINKLERS**

ESFR

# REGIONAL MAP



# CORPORATE NEIGHBORS

- |   |                                     |                              |
|---|-------------------------------------|------------------------------|
| 1 Anritsu                               | 13 Aragen Bioscience                | 25 Terrasat Communications   |
| 2 Gryphon Financial Group               | 14 TenCate Advanced Composites      | 26 Toray Advanced Composites |
| 3 Specialized                           | 15 Shoe Palace Corporation          | 27 Pinnacle Exhibits         |
| 4 Golden State Assembly                 | 16 Koco Motion US                   | 28 Kal Machining             |
| 5 Terrapin Systems                      | 17 Creative Manufacturing Solutions | 29 Sheathing Technologies    |
| 6 RNDC                                  | 18 Coretest Systems                 | 30 M&L Precision Machining   |
| 7 Paramit a Tecan Company               | 19 NxEdge                           | 31 Phoenix DeVentures        |
| 8 Infenion Technologies                 | 20 Applied Motion Products          |                              |
| 9 Neutronix                             | 21 Silicon Valley Glass             |                              |
| 10 Amtech Microelectronics              | 22 Airtronics                       |                              |
| 11 Kettle Cuisine (formerly del Monaco) | 23 Marki Microwave                  |                              |
| 12 Lusamerica Foods                     | 24 Pinnacle Manufacturing           |                              |



# NEIGHBORHOOD AMENITIES



# CTC COCHRANE TECHNOLOGY CENTER

Trammell Crow Company

18265 **CBRE** Investment  
Management

COCHRANE ROAD AND DE PAUL DRIVE  
MORGAN HILL, CA



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