



FOR LEASE OR SALE

BUTTERFIELD 5

T E C H P A R K

18125 & 18115 SUTTER BOULEVARD
MORGAN HILL, CA

CLASS A STATE-OF-THE-ART INDUSTRIAL
CAMPUS | ±70,305 - ±162,043 SF

BLDG 5
70,305 SF

BLDG 4
91,738 SF

www.butterfield5.com

 Invesco CBRE

— PROJECT / AREA OVERVIEW

Butterfield 5 Tech Park B5 is located within the 380 acre Morgan Hill Ranch Business Park (“The Ranch”). The Ranch is a vibrant, diversified mixed-use business park attracting dynamic companies from the technology, advanced manufacturing and industrial sectors. Located directly off Highway 101, B5 is accessed via Cochrane Road which serves as the “Gateway to Morgan Hill”. This corridor offers a multitude of retail and hospitality services within easy walking distance for the park’s workforce.



ATTRACTIVE MIXED-USE ENVIRONMENT



The B5 submarket offers employers a full array of product types including office, R&D, flex tech industrial, new multi-family residential units, a beautiful three-acre public park, with walkability to retail and hospitality services

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

CONNECTED TRANSPORTATION LINK

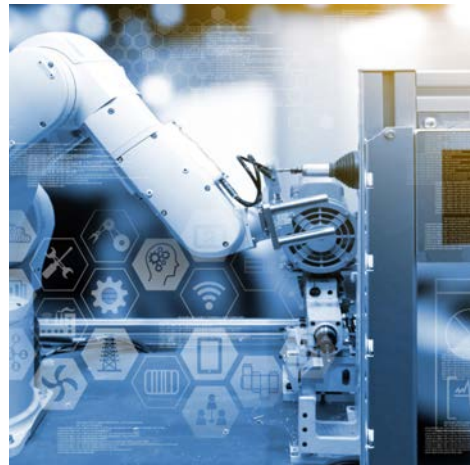


The Caltrain Station is located ± 1 mile southwest of B5, providing efficient access to the greater Bay Area

PROJECT FEATURES

LIMITLESS POSSIBILITIES

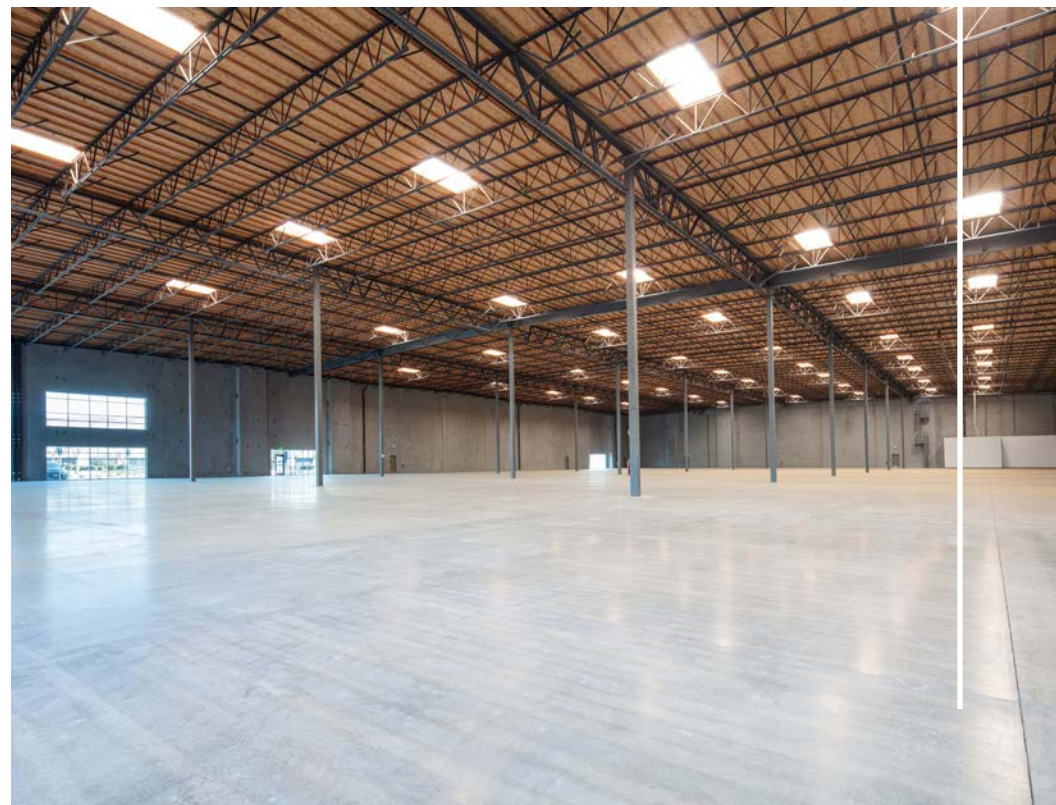
- + Master planned business park
- + Five freestanding state-of-the-art industrial buildings
- + Suitable for advanced manufacturing, life science, industrial and warehouse uses
- + Prominent entry features and extensive window line
- + 2,500-3,000 amps (277/480 volts)
- + 28'- 32' clear heights
- + Dock and grade level loading
- + +2/1,000 parking (higher "super park" ratio available)
- + Build to suit office space
- + ESFR sprinkler system
- + EV Charging stations ready throughout the project



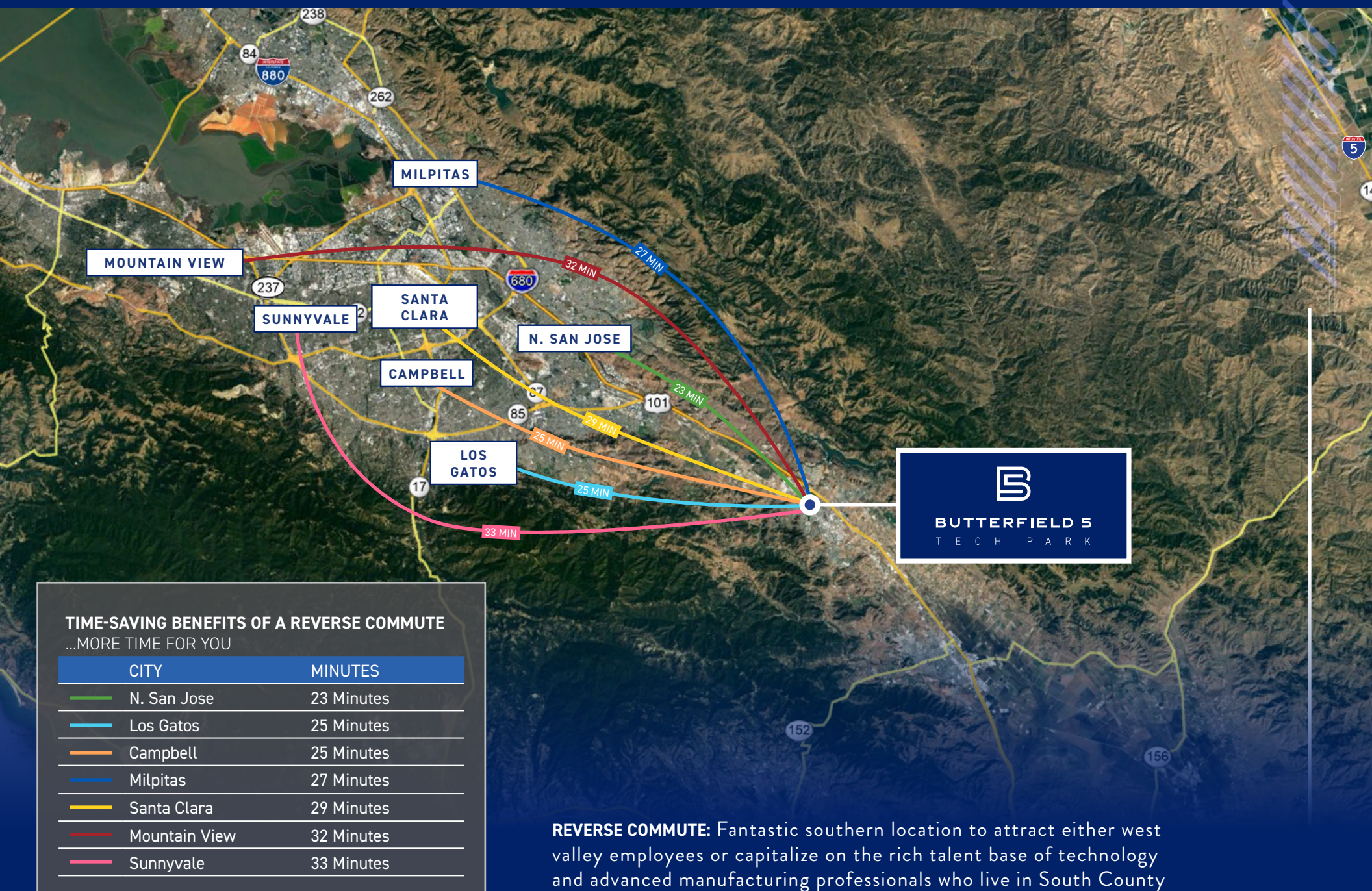
SITE PLAN



— PHOTOS —

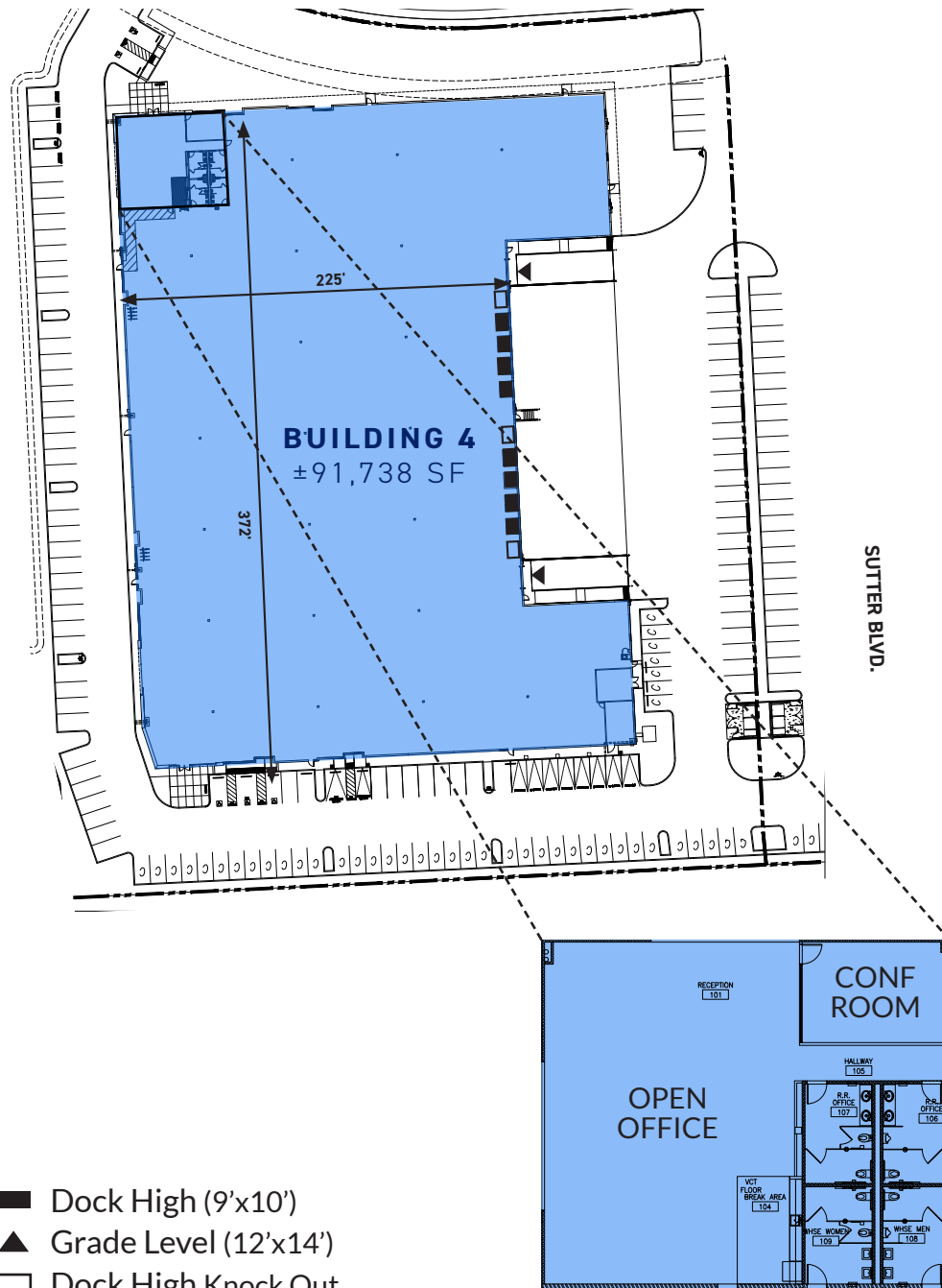


— REVERSE COMMUTE



BUILDING 4 | ±91,738 SF

18125 SUTTER BOULEVARD

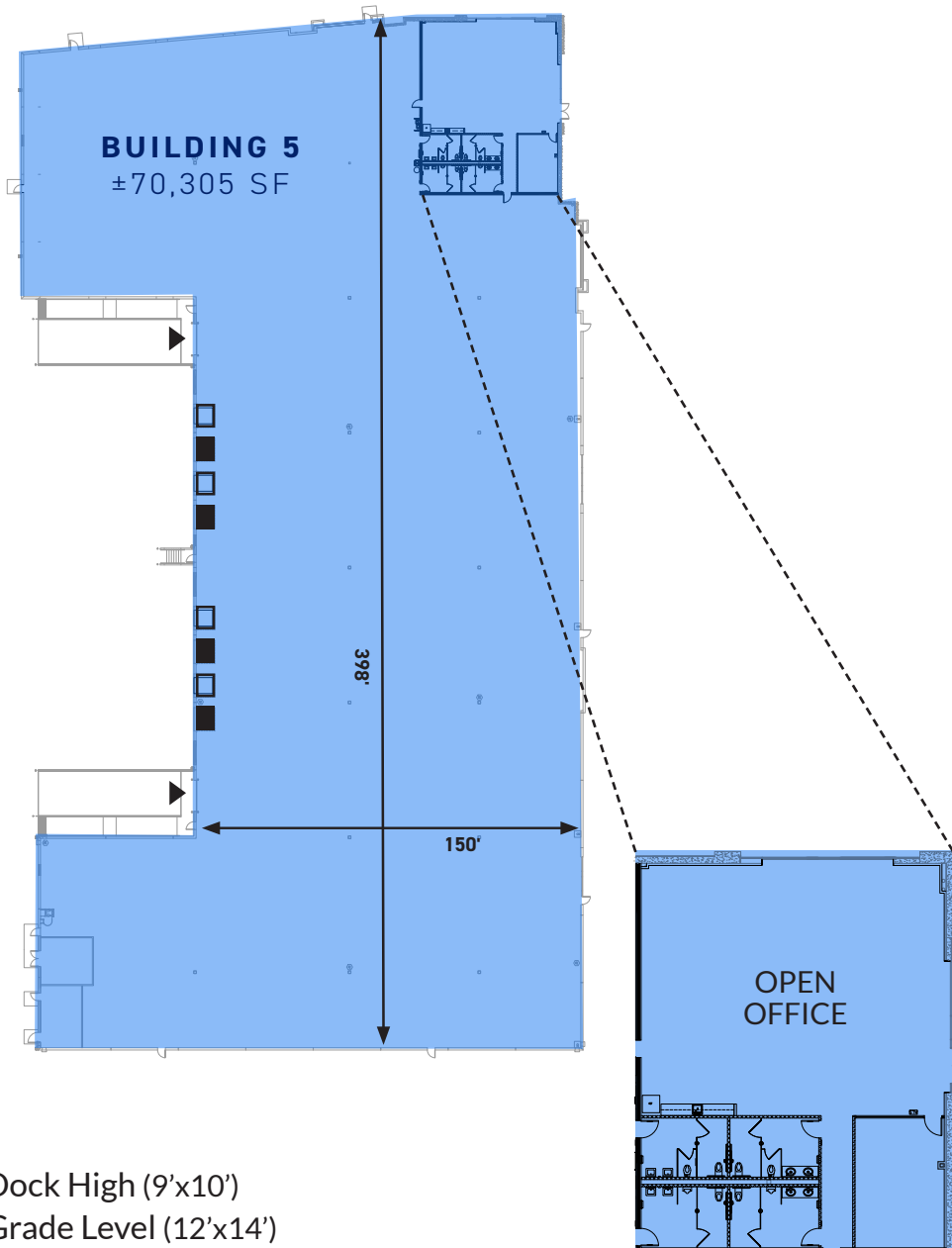


BUILDING 4	±91,738 SF
OFFICE SF	±3,494 SF
CLEAR HEIGHT	32'
COLUMN SPACING	Avg. 50' x 52' 60' Speed Bay
POWER	3,000 Amps, 277/480 Volt - Expandable
PARKING	1.57/1,000 SF 144 Stalls
EV CHARGING STATION READY	3
LOADING	8 Dock-high 2 Grade-level 3 Dock-high knock out
FLOOR	7" Reinforced Concrete 3,500 psi
SPRINKLERS	ESFR
TRUCK COURT	130'



BUILDING 5 | ±70,305 SF

18115 SUTTER BOULEVARD

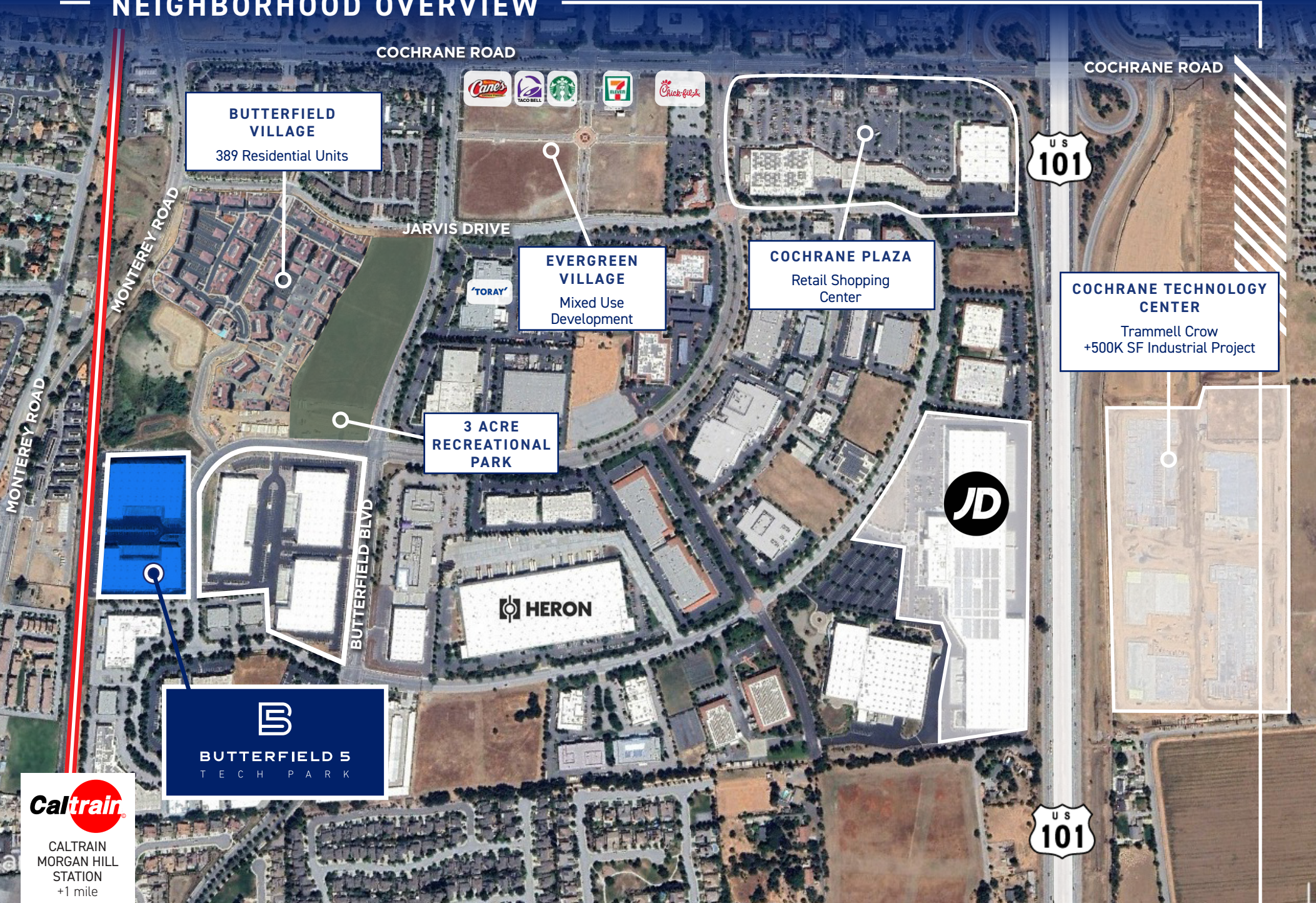


- Dock High (9'x10')
- ▲ Grade Level (12'x14')
- Dock High Knock Out

BUILDING 5	±70,305 SF
OFFICE SF	±3,665 SF
CLEAR HEIGHT	28'
COLUMN SPACING	Avg. 50' x 52' 60' Speed Bay
POWER	2,500 Amps, 277/480 Volt
PARKING	1.76/1,000 SF 124 Stalls
EV CHARGING STATION READY	3
LOADING	8 Dock-high 2 Grade-level 3 Dock-high knock out
FLOOR	7" Reinforced Concrete 3,500 psi
SPRINKLERS	ESFR
TRUCK COURT	130'



NEIGHBORHOOD OVERVIEW



CALTRAIN
MORGAN HILL
STATION
+1 mile

CORPORATE NEIGHBORS



- | | | | | |
|---------------------------|--------------------|---|--------------------------------|-------------------------------------|
| 1 Anritsu | 5 Terrapin Systems | 9 Neutronix | 13 Aragen Bioscience | 17 Creative Manufacturing Solutions |
| 2 Gryphon Financial Group | 6 Heron | 10 Amtech Microelectronics | 14 TenCate Advanced Composites | 18 Coretest Systems |
| 3 Specialized | 7 Tecan | 11 Kettle Cuisine (formerly del Monaco) | 15 JD Sports | 19 NxEdge |
| 4 Golden State Assembly | 8 Infineon | 12 Lusamerica Foods | 16 Koco Motion US | 20 Applied Motion Products |
| | | | | 21 Silicon Valley Glass |



— NEIGHBORHOOD AMENITIES



COCHRANE COMMONS

TARGET
STAPLES
DICK'S SPORTING
GOODS
CHILI'S
STARBUCKS
JAMBA JUICE

RED ROBIN
MR. PICKLES
MOD PIZZA
T-MOBILE
VERIZON
COMMONWEALTH
CREDIT UNION

MORGAN HILL

OUTDOOR SPORTS CENTER

AQUATIC CENTER

COURTYARD
MARRIOTT

IN-N-OUT
DENNY'S

EXTENDED STAY
AMERICA

COCHRANE PLAZA

WALMART
HOBBY LOBBY
BIG 5

TRADER JOE'S
WALGREENS

SAFEWAY
HOME DEPOT
CVS

MADRONE VILLAGE

PEET'S COFFEE
CHIPOTLE
FIVE GUYS
ERIK'S DELI CAFE
FED EX OFFICE
AT&T
ANYTIME FITNESS

EVERGREEN VILLAGE

RAISING CANE'S
TACO BELL
STARBUCK'S
7-ELEVEN
CHICK-FIL-A

B
BUTTERFIELD 5
TECH PARK

BUTTERFIELD BLVD



MORGAN HILL PLAZA

ROSS
PHO MORGAN HILL
MEXICANA JUICE & SMOOTHIES
EXPRESS PRINTING

TENANT STATION

SAFEWAY
24 HOUR FITNESS
CINELUX
JOANN FABRICS

VINYARD TOWN CENTER

NOB HILL
TJ MAXX
MC DONALDS
ERIK'S DELI CAFE
UPS STORE
BANK OF AMERICA



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BUTTERFIELD 5

T E C H P A R K

18115

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