

755

FOR LEASE

Jarvis Drive
Morgan Hill

CBRE
AVAILABLE
NOW



±258,122 SF AVAILABLE | ADVANCED MANUFACTURING BUILDING

**21KV RATED TRANSFORMER PROVIDING 4,000 AMPS
SERVICE WITH EXPANSION TO 8,000 AMPS**

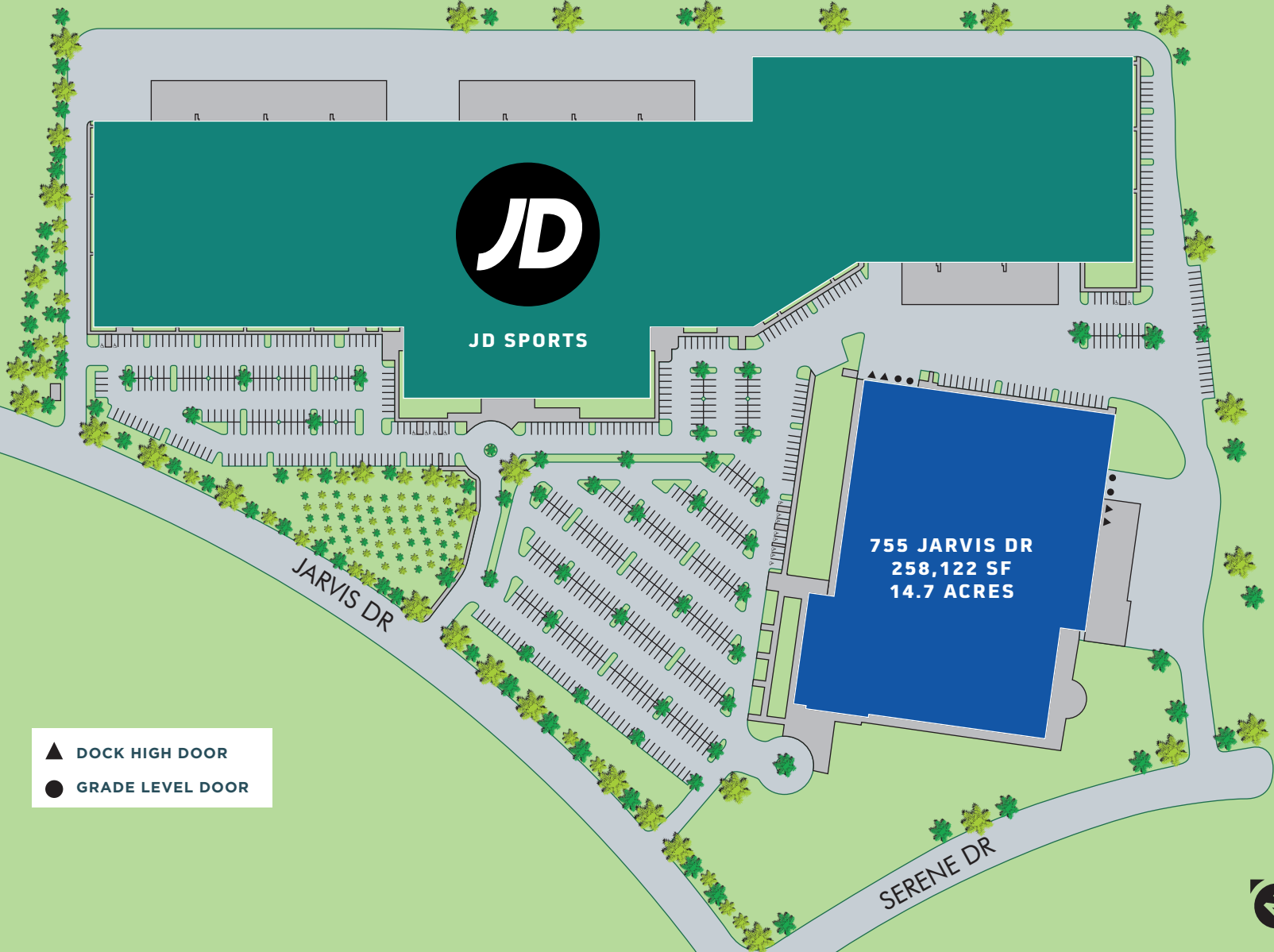
SITE PLAN

← 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 8,000 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



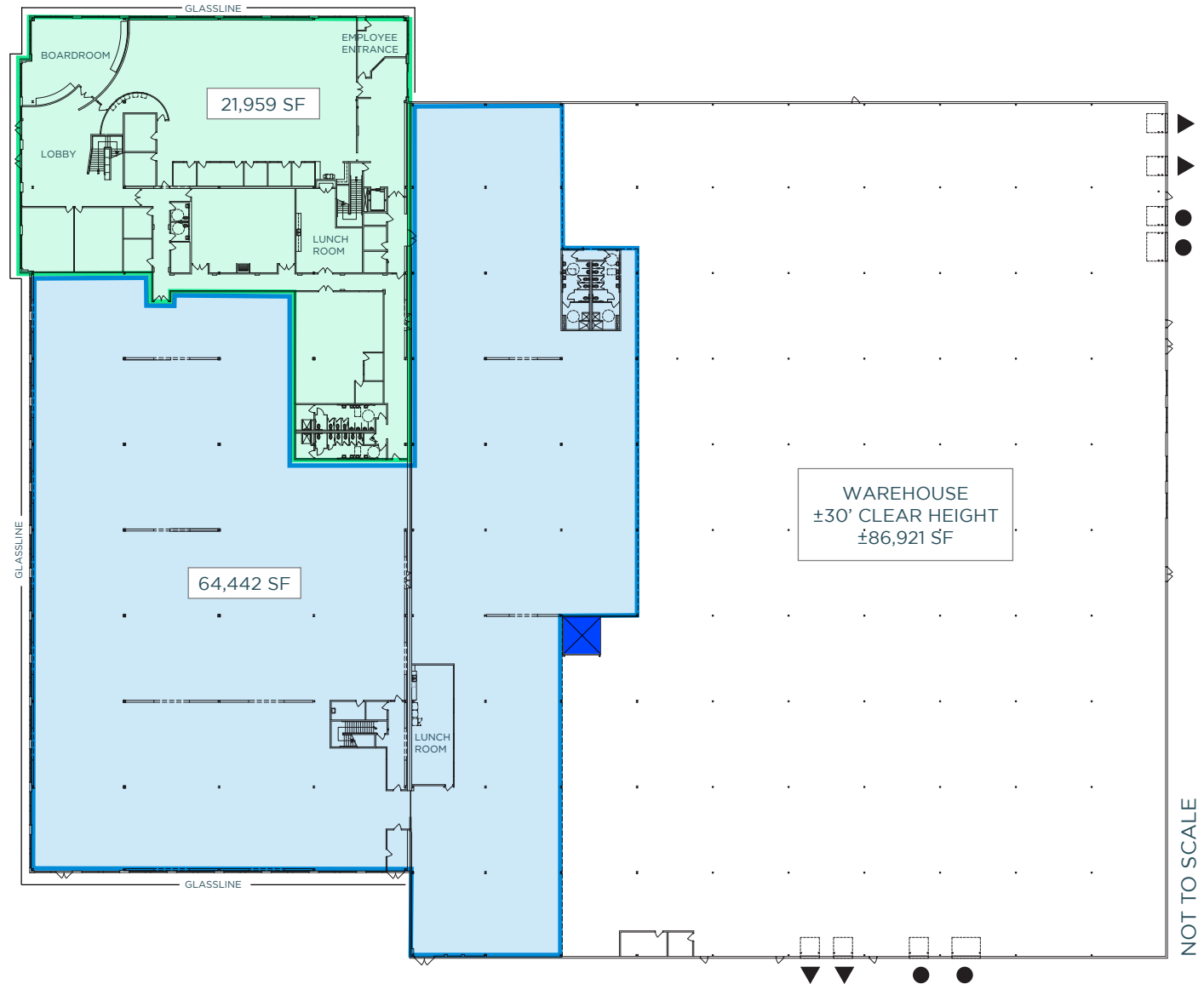
2.04/1,000 Parking Ratio
Expandable to 2.55/1,000



Great Access to HWY 101



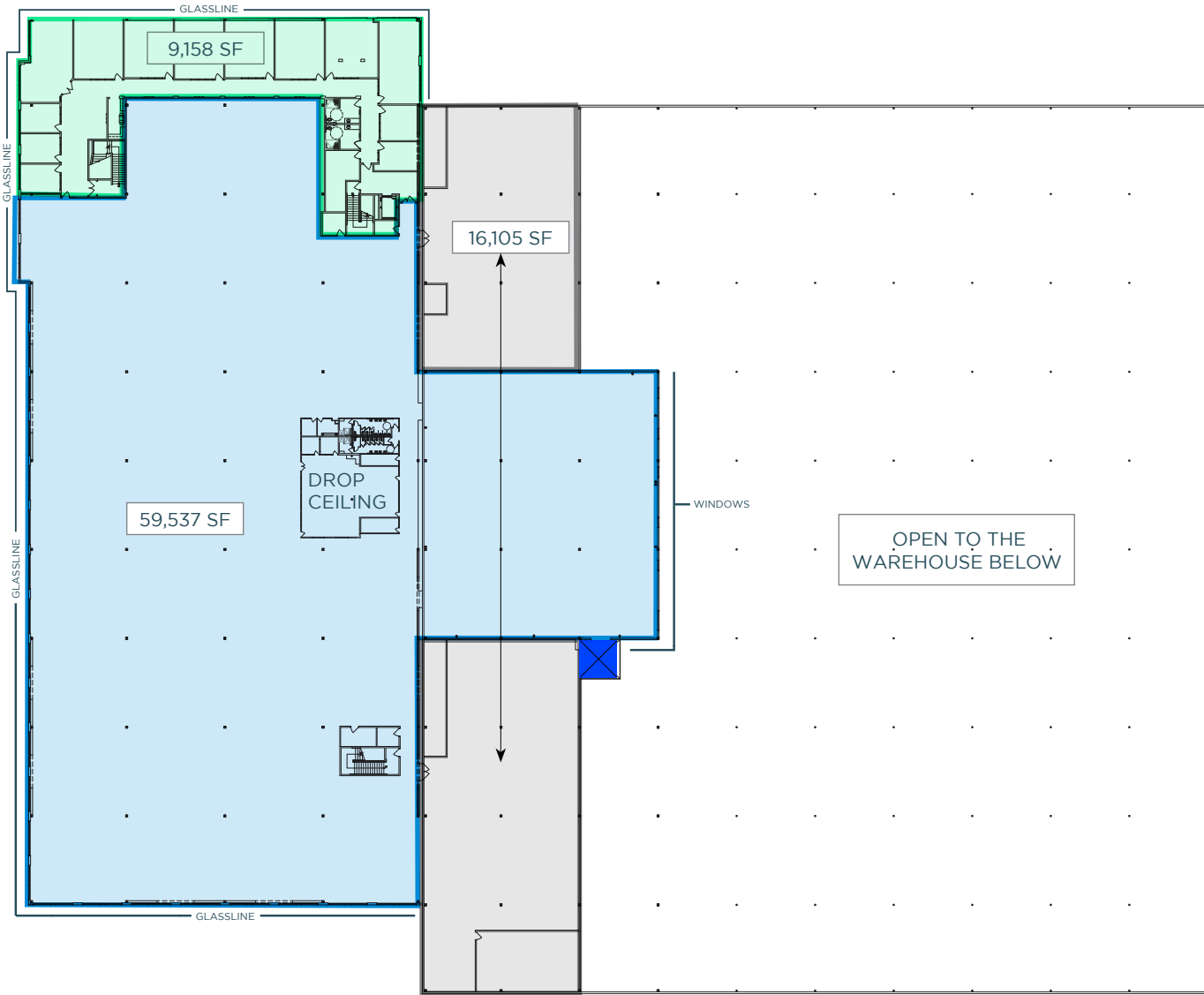
FIRST FLOOR PLAN



-  OFFICE
-  14' CLEAR HEIGHT FOR FULFILLMENT/MANUFACTURING/LAB/ ADDITIONAL OFFICE
-  ±2,500 LB. FREIGHT ELEVATOR
-  DOCK HIGH DOORS
-  GRADE LEVEL DOORS

NOT TO SCALE

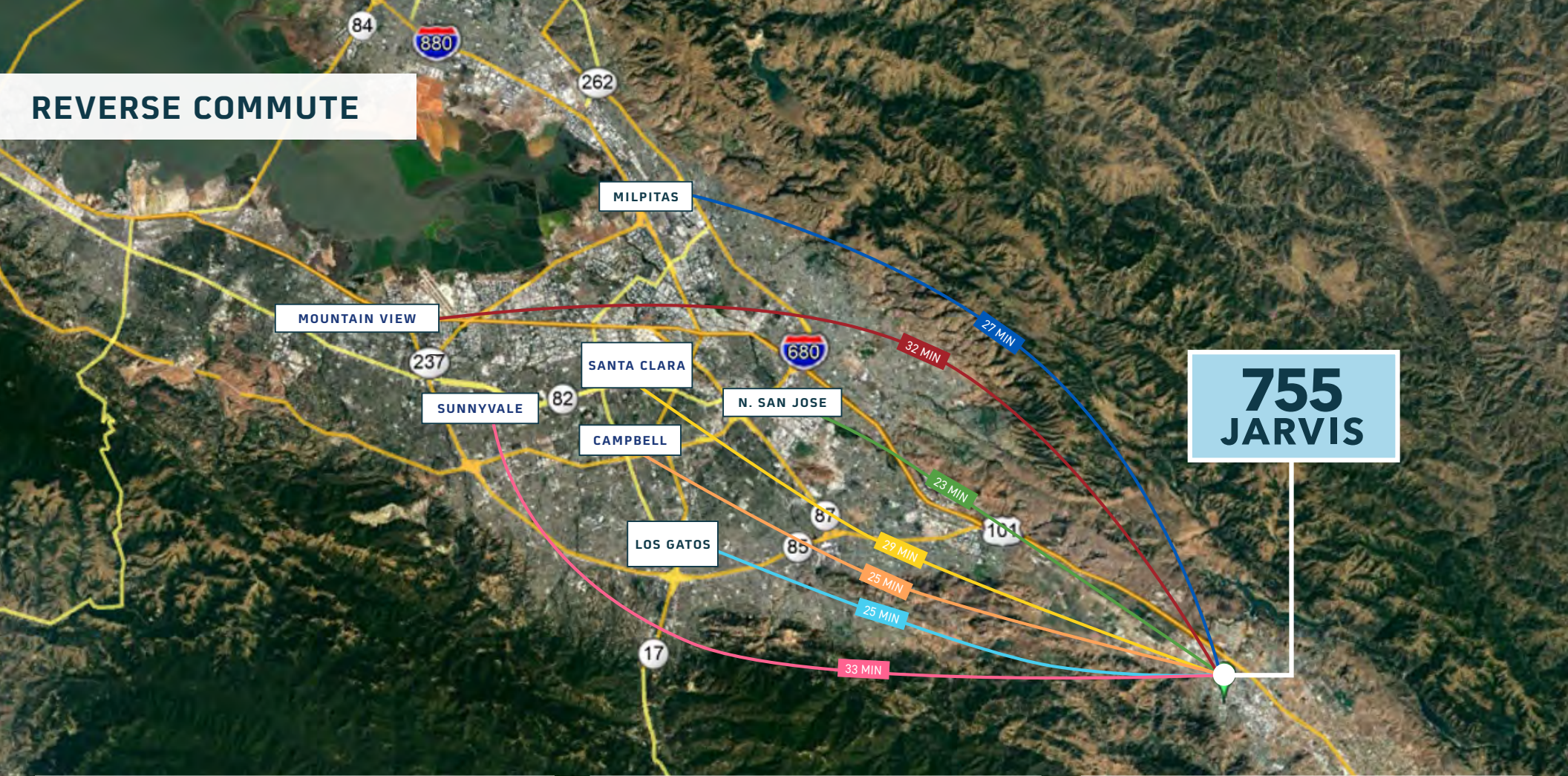
SECOND FLOOR PLAN



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

NOT TO SCALE

REVERSE COMMUTE



**755
JARVIS**

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



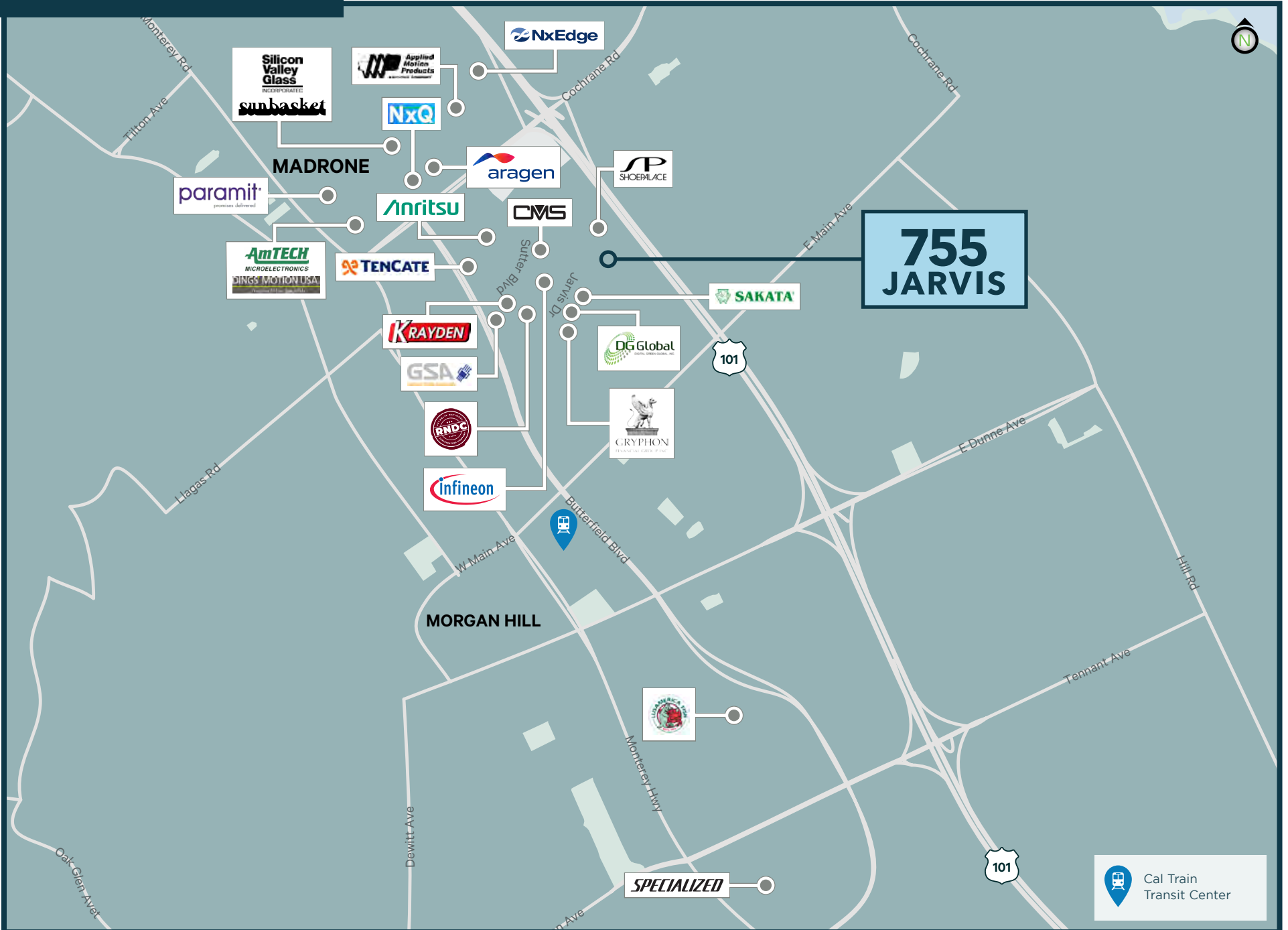
SUPERIOR FREEWAY IDENTITY WITH NEARLY 144,000 CARS TRAVELING ON HIGHWAY 101 DAILY AND HAS QUICK ACCESS VIA THE COCHRANE ROAD INTERCHANGE.




Caltrain

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

CORPORATE NEIGHBORS



**755
JARVIS**

 Cal Train
Transit Center

AMENITIES MAP



Madrone Village

- FedEx
- AT&T
- CHIPOTE MEXICAN
- ERIK'S DELICAFE
- ANYTIME FITNESS
- FIVE GUYS
- Peets Coffee

Cochrane Plaza

- BANK OF AMERICA
- Walmart
- BIG 5 SPORTSWEAR GOODS
- PANDA EXPRESS
- MCDONALD'S
- HOBBY LOBBY

Cochrane Commons

- Target
- Starbucks
- EVERY SEASON STARTS AT DICK'S SPORTING GOODS
- ULTA BEAUTY
- DSW DESIGNER SHOES WAREHOUSE
- Red Robin GOURMET BURGERS AND BEERS
- verizon
- ME Massage Envy
- petco
- Staples
- MOD PIZZA
- VITALITY BOWLS
- COMMONWEALTH CENTRAL CREDIT UNION
- MR. PICKLE'S SANDWICH SHOP

755 JARVIS

TRADER JOE'S

Walgreens

CVS pharmacy

THE HOME DEPOT

SAFeway

Morgan Hill Outdoor Sports Center

Morgan Hill Aquatics Center



NEIGHBORHOOD OVERVIEW



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Jarvis Drive
Morgan Hill



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