



BUTTERFIELD 5

T E C H P A R K

BUTTERFIELD BOULEVARD, SUTTER BOULEVARD AND DIGITAL DRIVE,
MORGAN HILL, CA



AVAILABLE FOR LEASE

5 CLASS A STATE-OF-THE-ART INDUSTRIAL
BUILDINGS | ±70,305 - ±410,076 SF

www.butterfield5.com

CBRE

 **Invesco**

— 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



B5 offers employers with 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

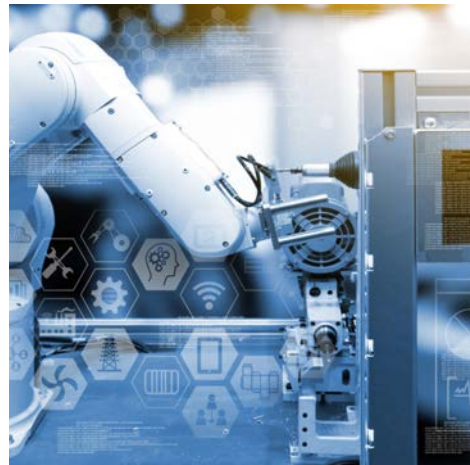


The Caltrain Station is located ± 1 mile southwest of B5, providing efficient access to the greater Bay Area

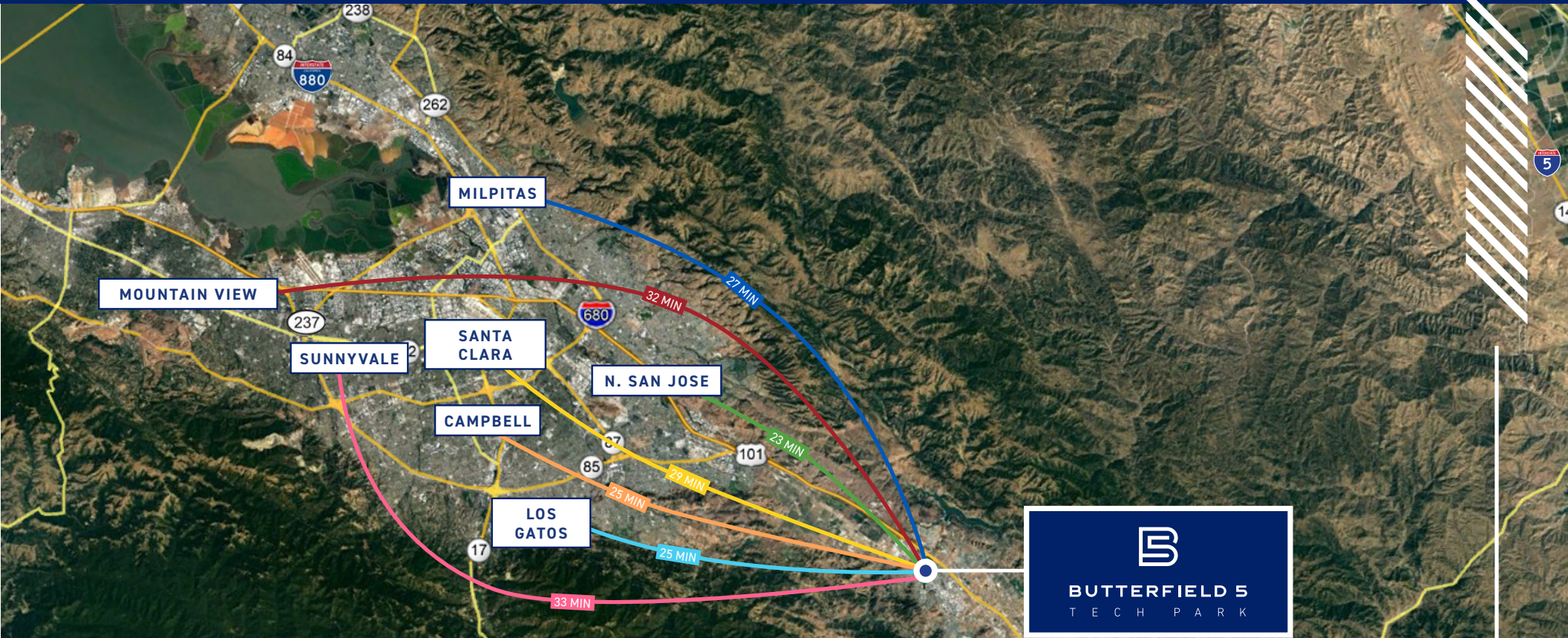
PROJECT FEATURES

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 throughout the project



— REVERSE COMMUTE



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

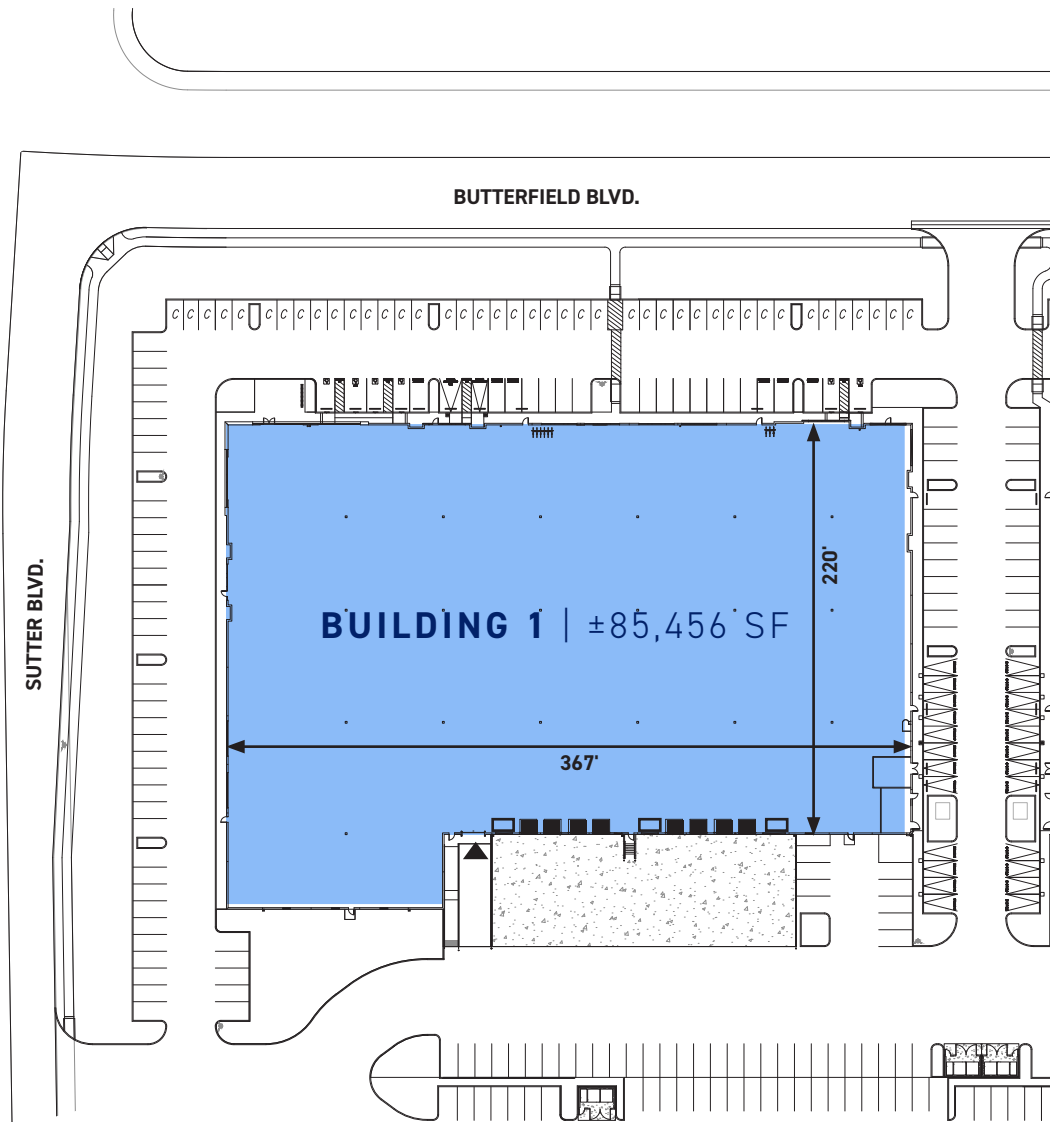
REVERSE COMMUTE: Fantastic southern location to attract either west valley employees or capitalize on the rich talent base of technology and advanced manufacturing professionals who live in South County

SITE PLAN



BUILDING 1 | ±85,456 SF

18225 BUTTERFIELD BOULEVARD



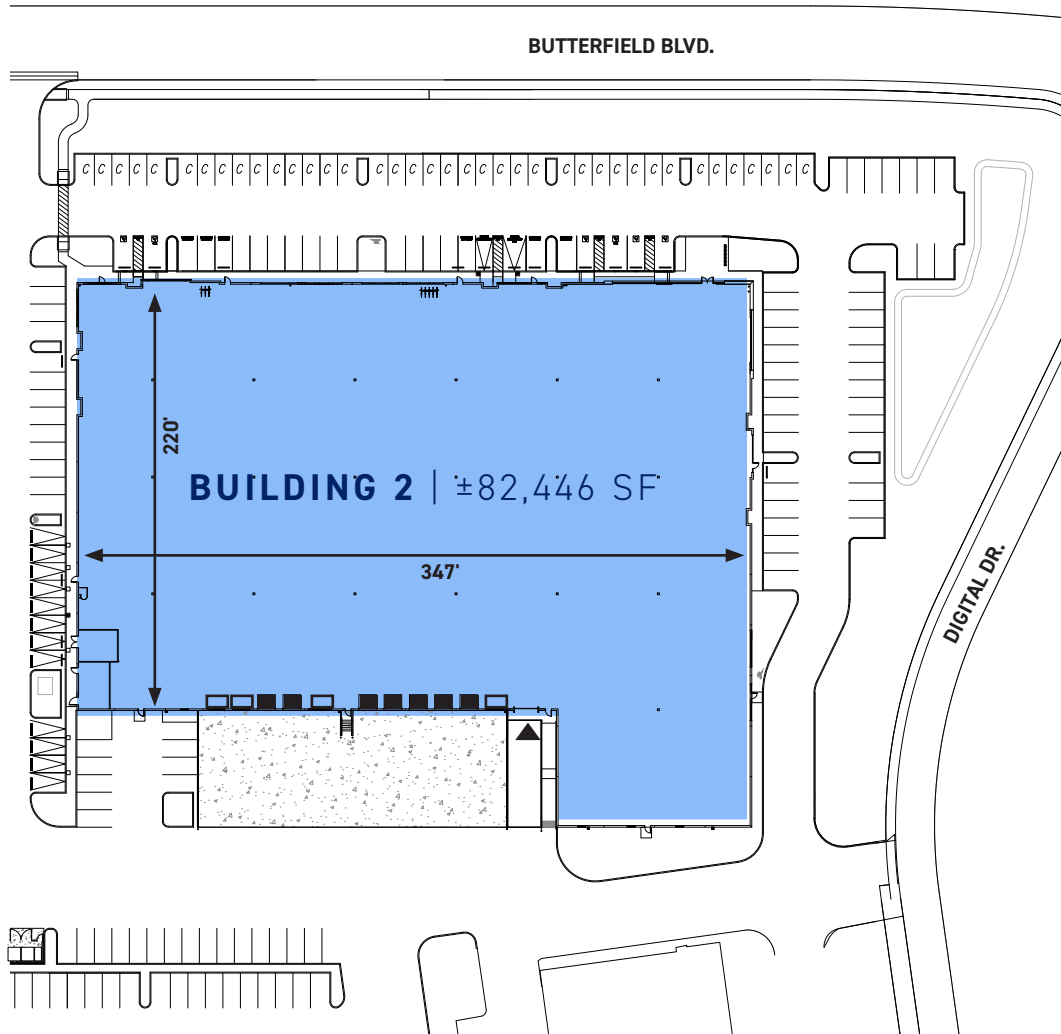
- Dock High (9'x10')
- ▲ Grade Level (12'x14")
- Dock High Knock Out

BUILDING 1	±85,456 SF
OFFICE SF	Shell
CLEAR HEIGHT	32'
COLUMN SPACING	Avg. 50' x 52' 60' Speed Bay
POWER	2,500 Amps, 277/480 Volt
PARKING	2.0/1,000 SF 174 Stalls
EV CHARGING STATIONS	4
LOADING	8 Dock-high 1 Grade-level 3 Dock-high knock out
FLOOR	7" Reinforced Concrete 3,500 psi
SPRINKLERS	ESFR
TRUCK COURT	130'



BUILDING 2 | ±82,446 SF

18215 BUTTERFIELD BOULEVARD



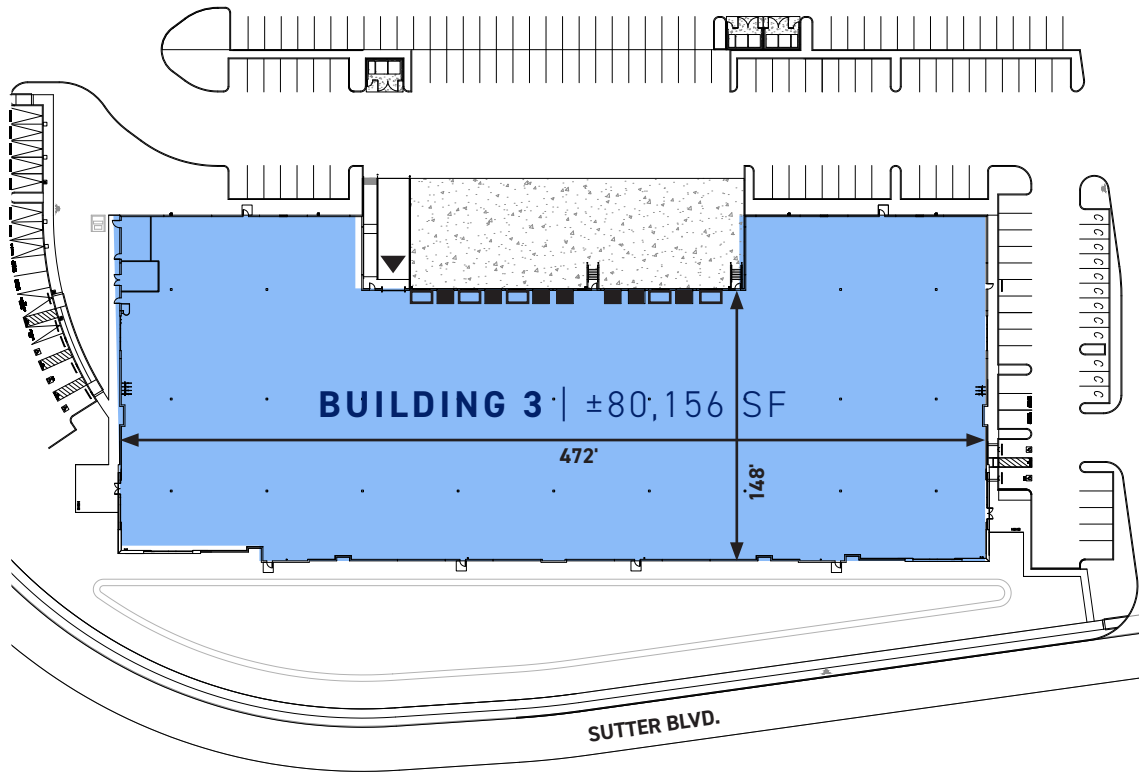
- Dock High (9'x10')
- ▲ Grade Level (12'x14")
- Dock High Knock Out

BUILDING 2	±82,446 SF
OFFICE SF	Shell
CLEAR HEIGHT	32'
COLUMN SPACING	Avg. 50' x 52' 60' Speed Bay
POWER	2,500 Amps, 277/480 Volt
PARKING	1.86/1,000 SF 154 Stalls
EV CHARGING STATIONS	4
LOADING	7 Dock-high 1 Grade-level 4 Dock-high knock out
FLOOR	7" Reinforced Concrete 3,500 psi
SPRINKLERS	ESFR
TRUCK COURT	130'



BUILDING 3 | ±80,156 SF

18120 SUTTER BOULEVARD



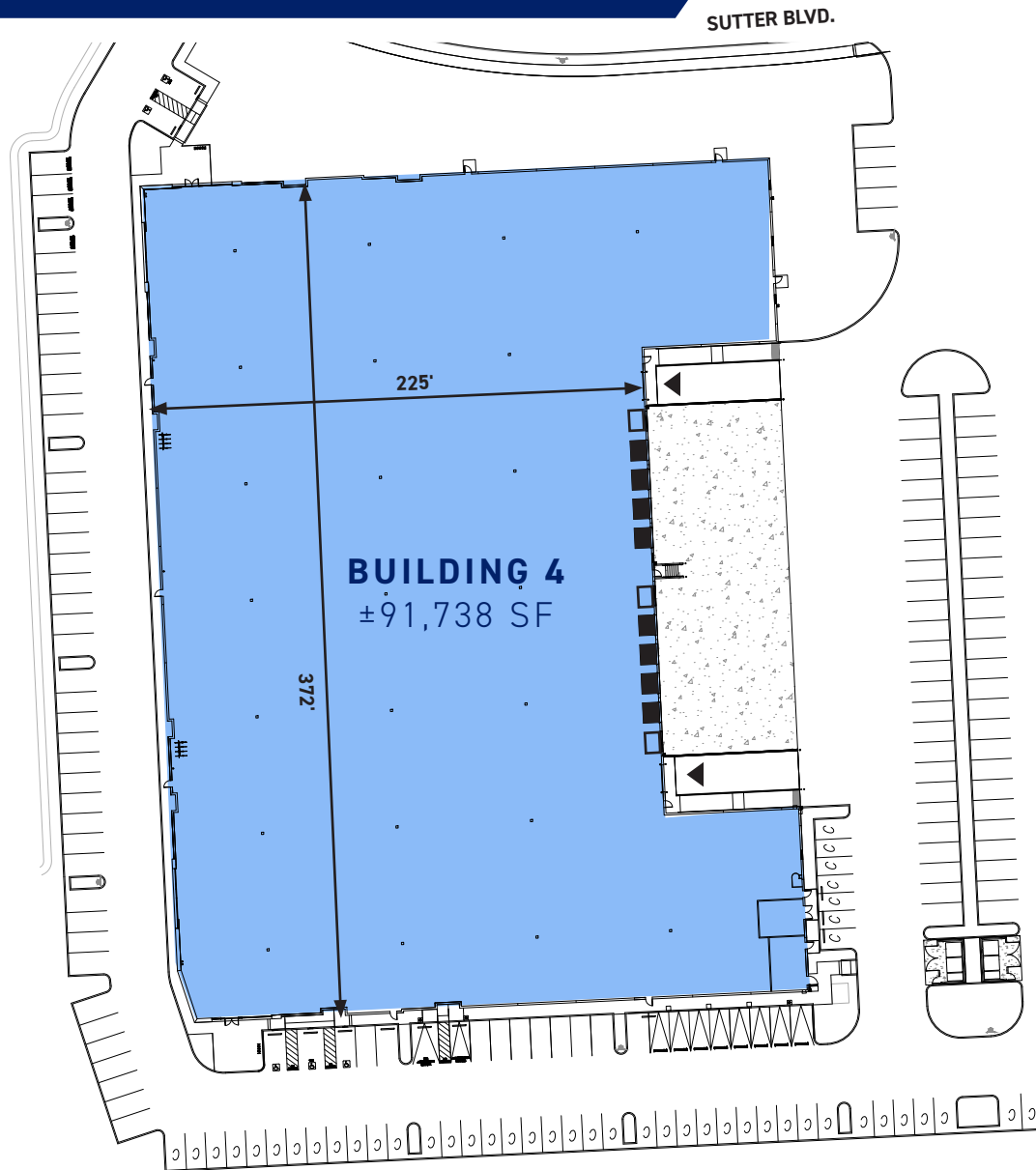
- Dock High (9'x10')
- ▲ Grade Level (12'x14")
- Dock High Knock Out

BUILDING 3	±80,156 SF
OFFICE SF	Shell
CLEAR HEIGHT	28'
COLUMN SPACING	Avg. 50' x 52' 60' Speed Bay
POWER	2,500 Amps, 277/480 Volt
PARKING	1.67/1,000 SF 134 Stalls
EV CHARGING STATIONS	3
LOADING	7 Dock-high 1 Grade-level 5 Dock-high knock out
FLOOR	7" Reinforced Concrete 3,500 psi
SPRINKLERS	ESFR
TRUCK COURT	130'



BUILDING 4 | ±91,738 SF

18125 SUTTER BOULEVARD



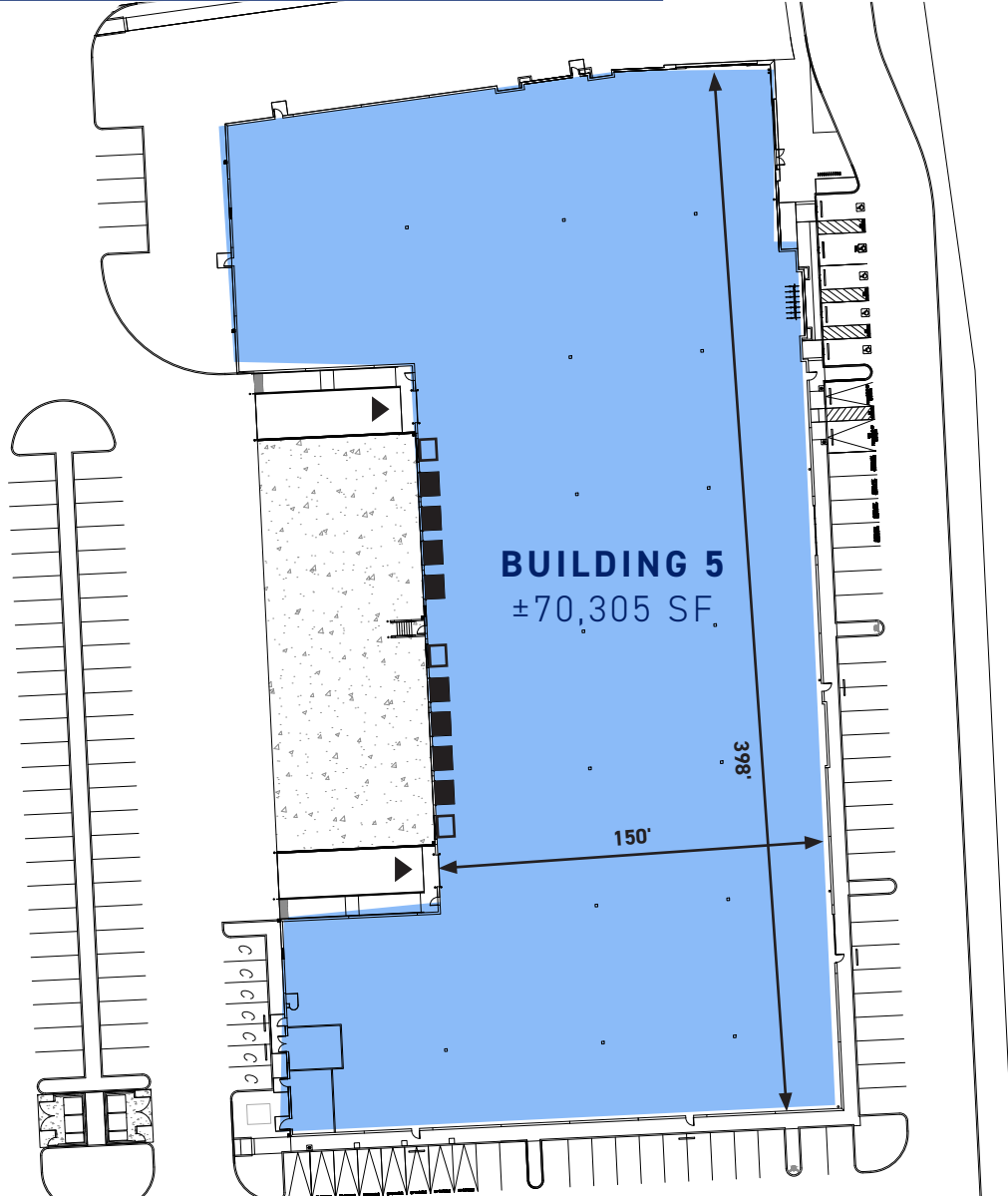
- Dock High (9'x10')
- ▲ Grade Level (12'x14")
- Dock High Knock Out

BUILDING 4	±91,738 SF
OFFICE SF	Shell
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 STATIONS	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	Shell
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 STATIONS	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

BUTTERFIELD VILLAGE
389 Residential Units

EVERGREEN VILLAGE
Mixed Use Development

COCHRANE PLAZA
Retail Shopping Center

REDWOOD TECH PARK
Trammell Crow
+500K SF Planned Industrial

3 ACRE RECREATIONAL PARK

NEW INDUSTRIAL CONSTRUCTION
515K SF FULLY LEASED

Caltrain
CALTRAIN MORGAN HILL STATION
+1 mile

BUTTERFIELD 5
TECH PARK

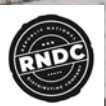
MONTEREY ROAD

JARVIS DRIVE

COCHRANE ROAD

COCHRANE ROAD

BUTTERFIELD BLVD



CORPORATE NEIGHBORS



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



— NEIGHBORHOOD AMENITIES





BUTTERFIELD 5

T E C H P A R K

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