

CTC COCHRANE TECHNOLOGY CENTER

COCHRANE ROAD AND DEPAUL DRIVE
MORGAN HILL, CA



Trammell Crow Company

CBRE Investment Management

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

±73,668 SF -
±138,698 SF

NOW UNDER CONSTRUCTION
READY TO OCCUPY: Q2 2024



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



IDENTITY

Over 1/2 mile of Highway 101 exposure

PROJECT FEATURES

LAND AREA:
±29.20 Acres

ZONING:
General Light Industrial (M2)

MINIMUM CLEAR HEIGHT:
28' - 32"

ROOF SYSTEM:
Hybrid

SKYLIGHTS:
2.0 % of Building Area

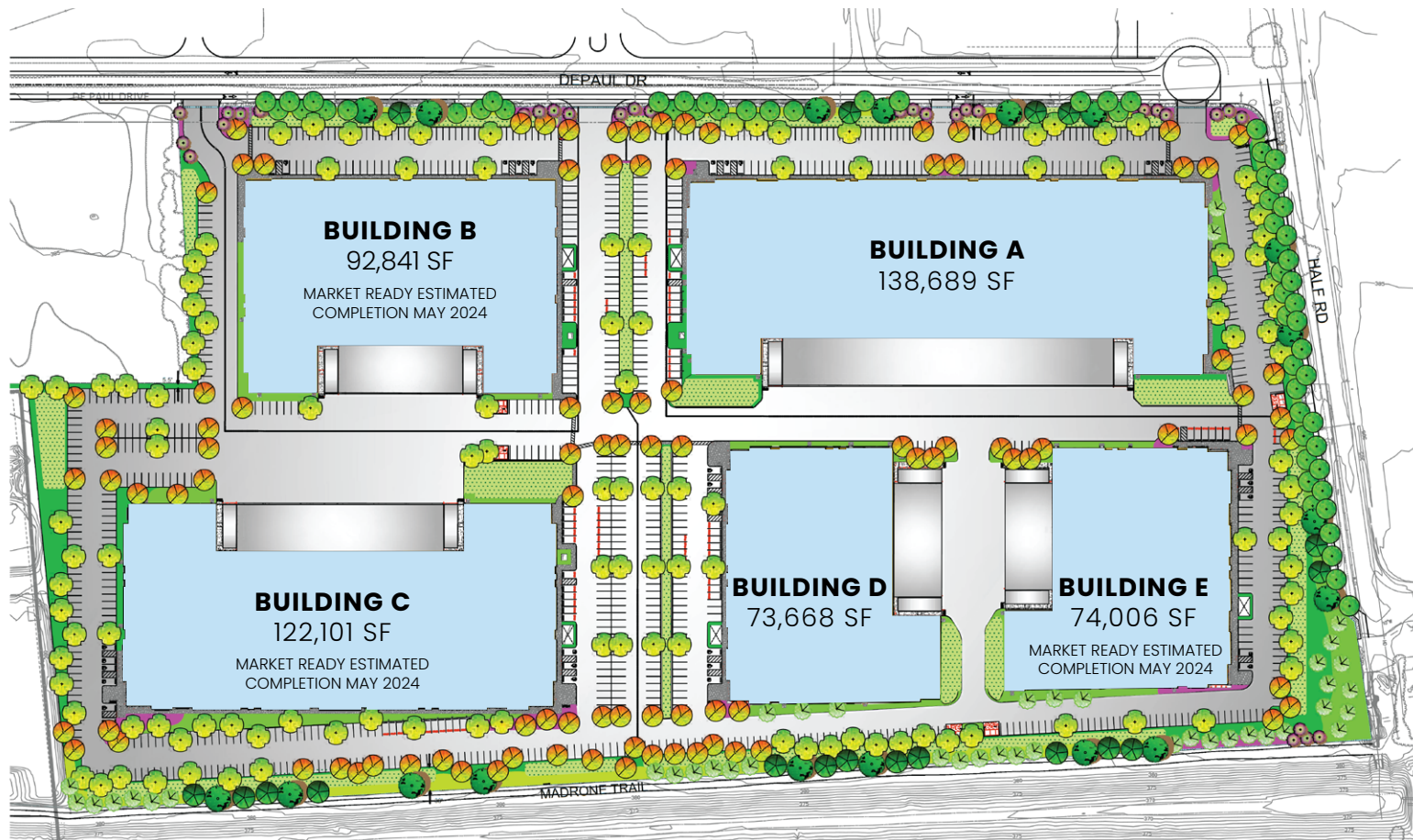
LIGHTING:
LED Light Fixtures & Controls

SPRINKLERS:
ESFR

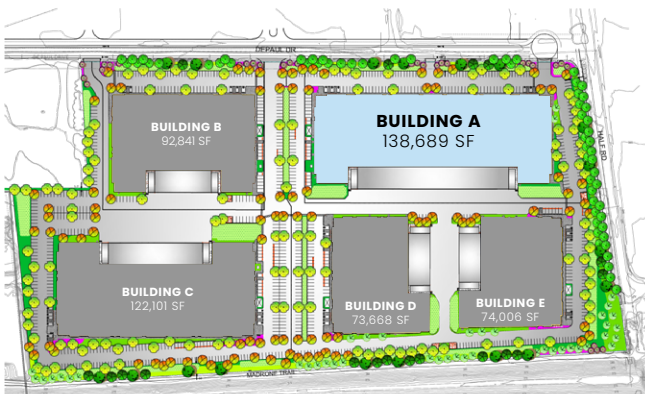
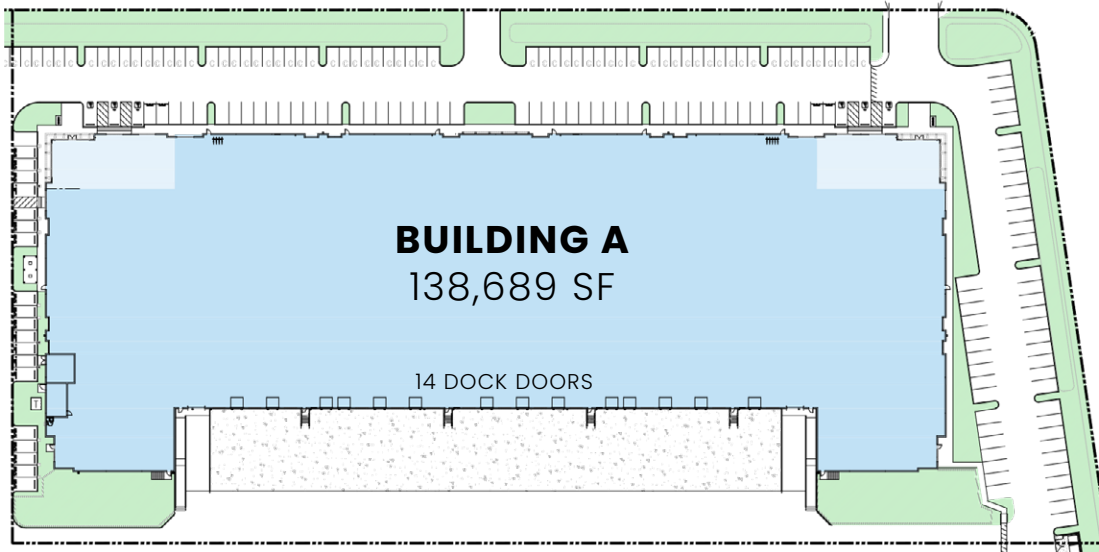
FLOOR SLAB:
6"

TYPICAL COLUMN SPACING:
50' x 52'

CONSTRUCTION TYPE:
III-B Concrete Tilt-up



BUILDING A



BUILDING SIZE

138,689 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

1.35/1,000 SF | 188 Stalls



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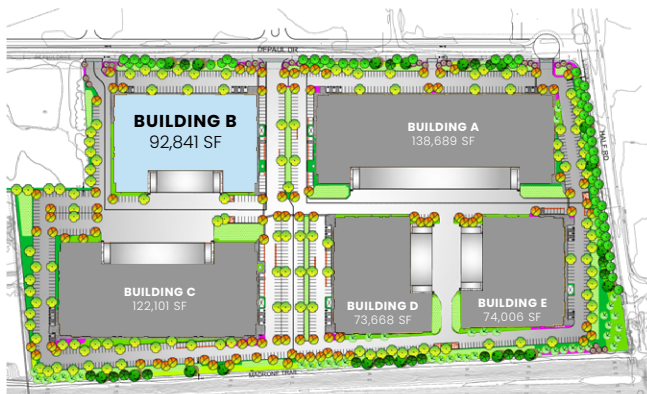
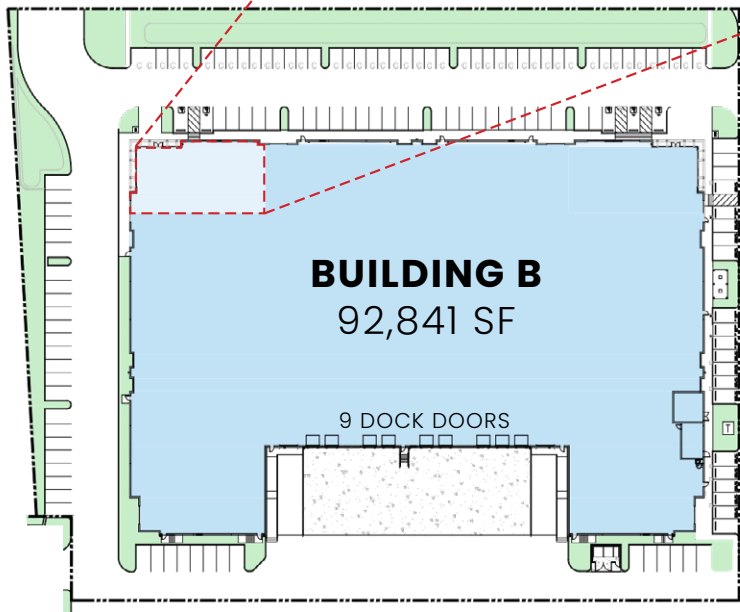
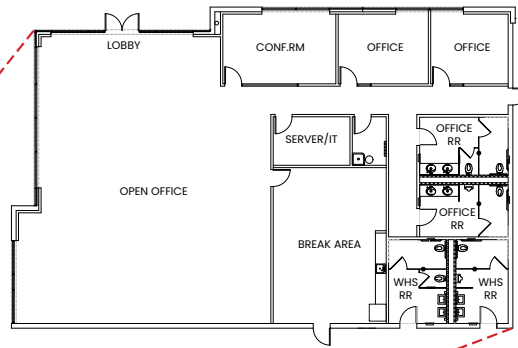
14 Dock-High (9'x10') /
2 Grade-Level (12'x14')



SPRINKLERS

ESFR

BUILDING B



BUILDING SIZE

92,841 SF



OFFICE AREA

+4,718 SF
Market Ready Estimated
Completion May 2024



CLEAR HEIGHT

32'



COLUMN SPACING

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



POWER

4,000 Amps,
277/480 Volt



PARKING

1.21/1,000 SF | 113 Stalls



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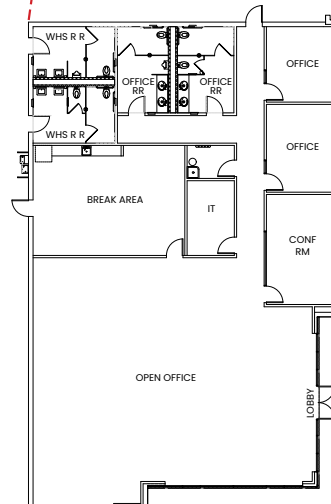
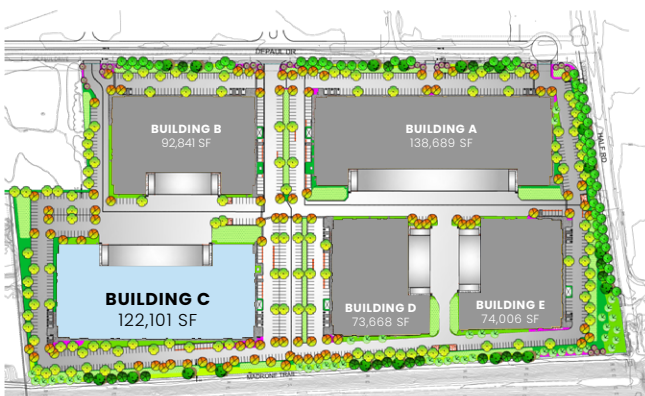
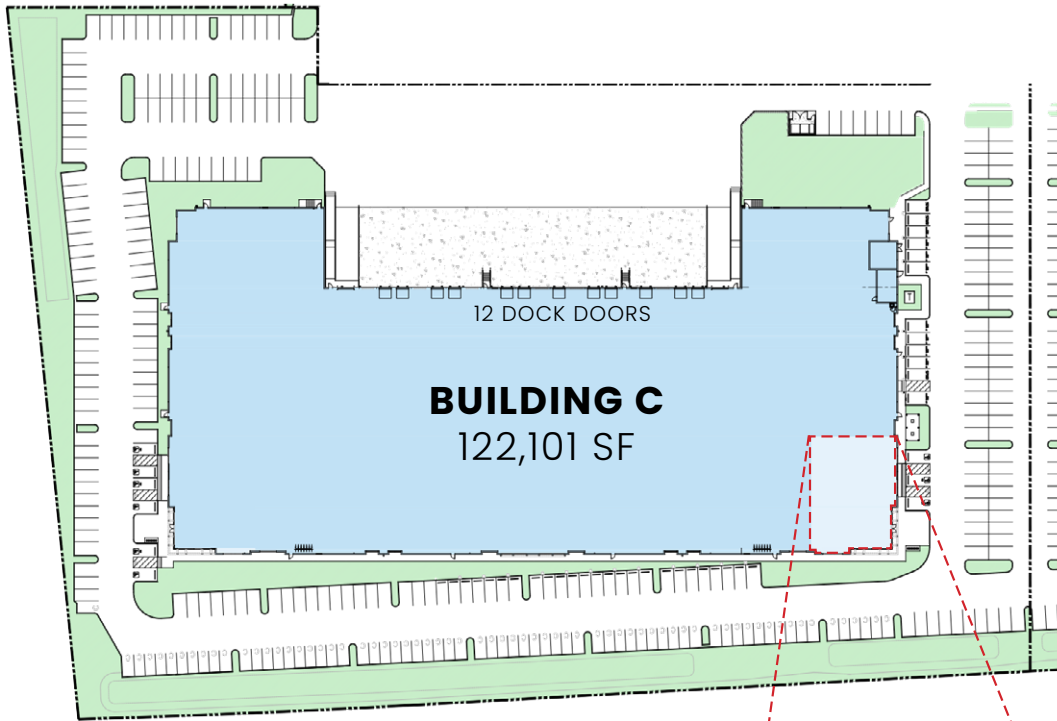
9 Dock-High (9'x10') /
2 Grade-Level (12'x14')



SPRINKLERS

ESFR

BUILDING C



BUILDING SIZE

122,101 SF



OFFICE AREA

+4,718 SF
Market Ready Estimated
Completion May 2024



CLEAR HEIGHT

32'



COLUMN SPACING

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



POWER

4,000 Amps,
277/480 Volt



PARKING

3.16/1,000 SF |
386 Stalls



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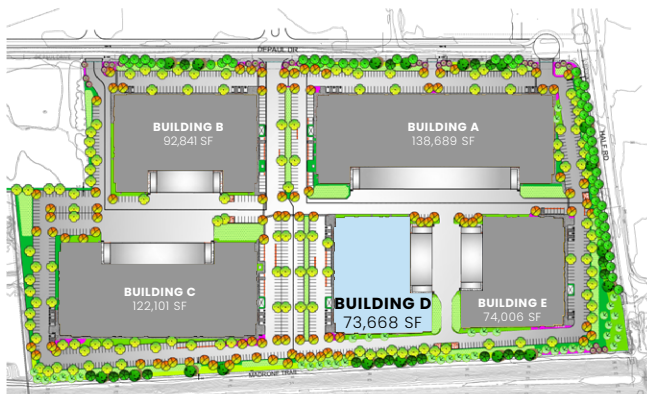
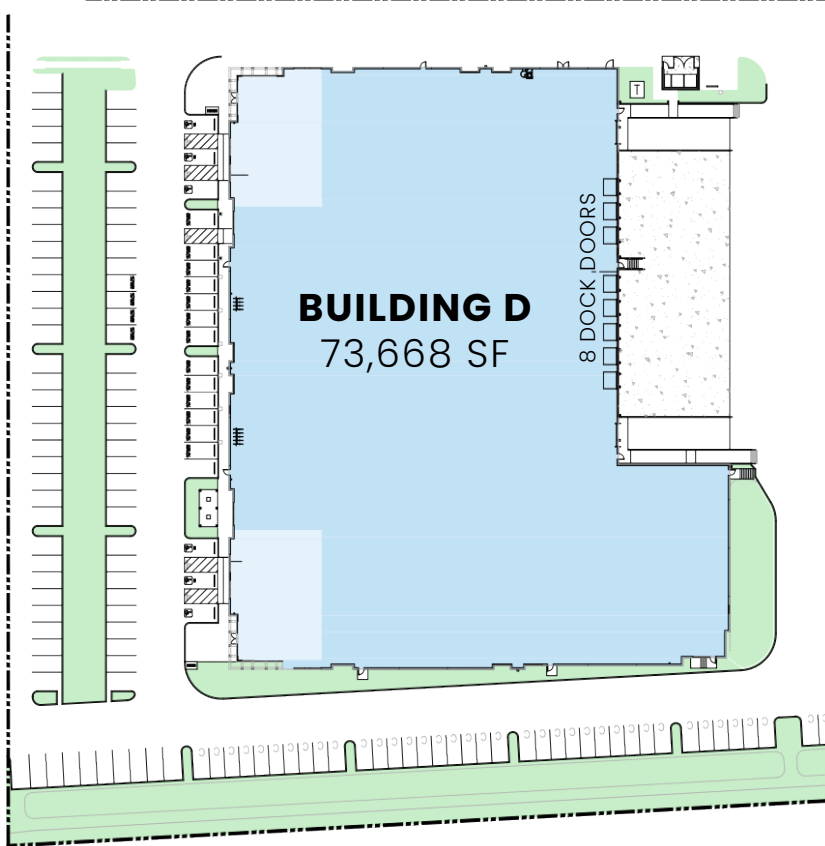
12 Dock-High (9'x10') /
2 Grade-Level (12'x14')



SPRINKLERS

ESFR

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

2.32/1,000 SF | 171 Stalls



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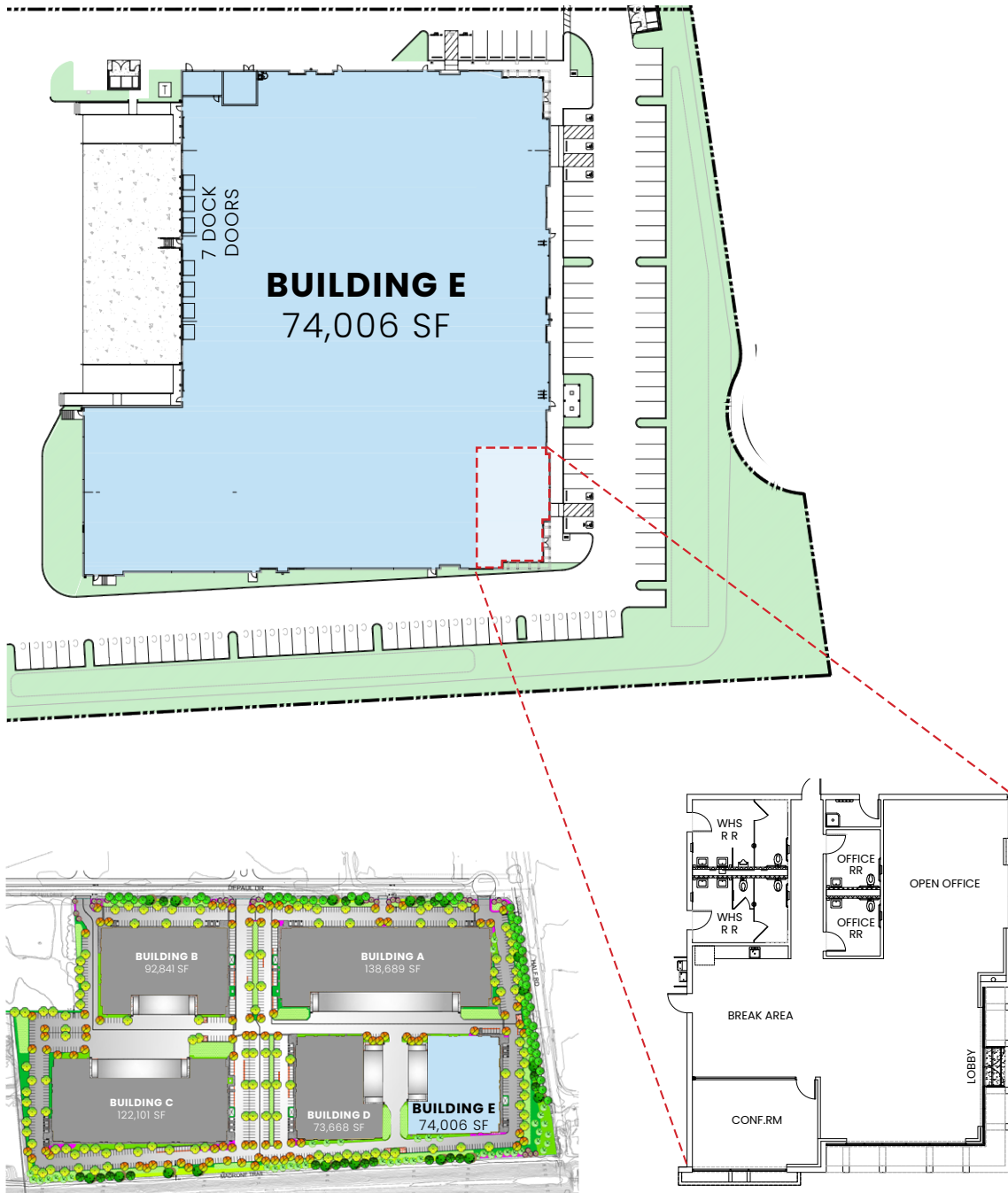
8 Dock-High (9'x10') /
2 Grade-Level (12'x14')



SPRINKLERS

ESFR

BUILDING E



BUILDING SIZE

74,006 SF



OFFICE AREA

+2,711 SF
Market Ready Estimated
Completion May 2024



CLEAR HEIGHT

28'



COLUMN SPACING

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



POWER

4,000 Amps,
277/480 Volt



PARKING

1.47/1,000 SF | 109 Stalls



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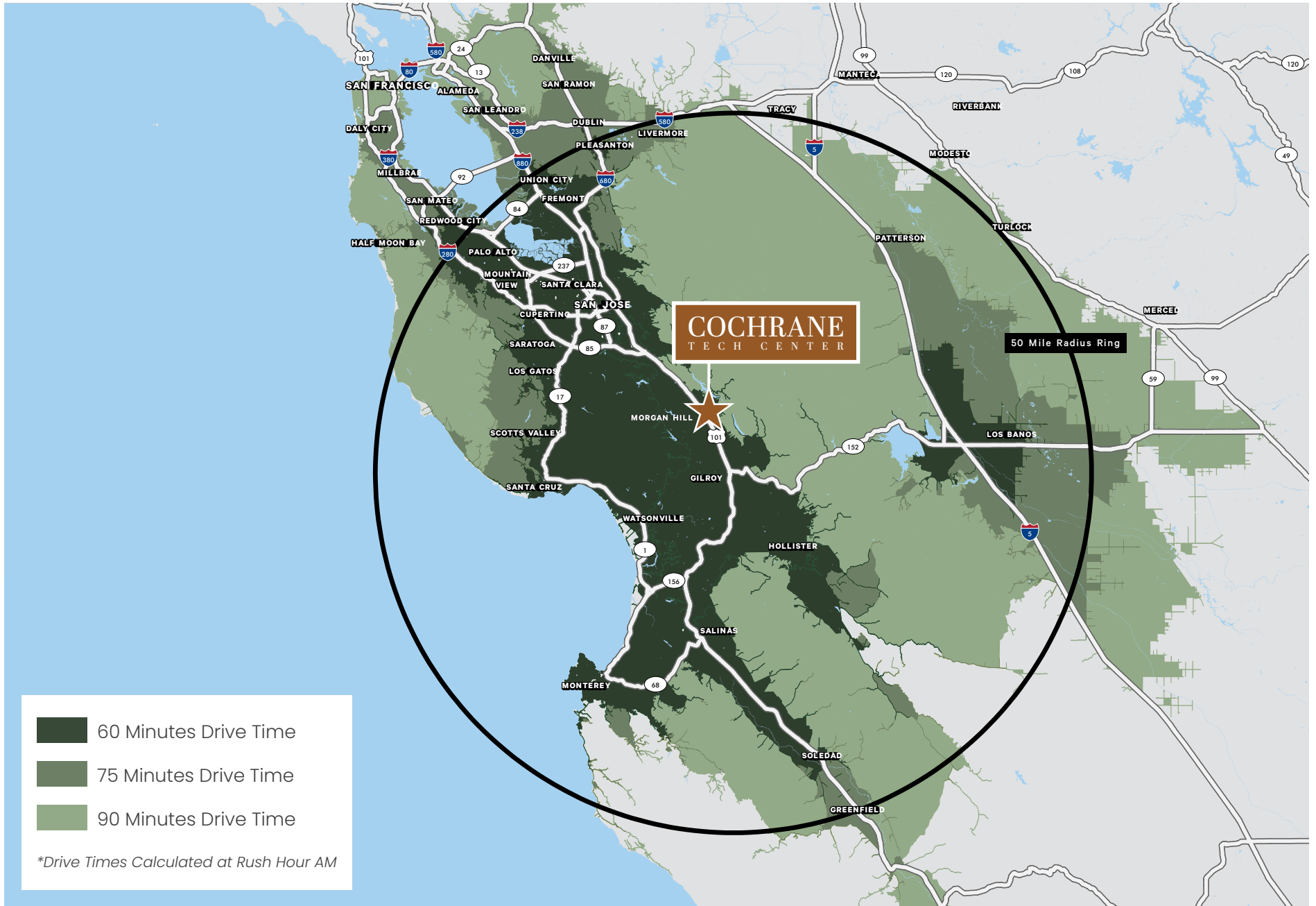
7 Dock-High (9'x10') /
2 Grade-Level (12'x14')




SPRINKLERS

ESFR

REGIONAL MAP



CORPORATE NEIGHBORS

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



NEIGHBORHOOD AMENITIES



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Trammell Crow Company

CBRE Investment Management



FOR MORE INFORMATION, CONTACT

ROB SHANNON, SIOR, CCIM

Executive Vice President
Lic. 00857593
+1 408 453 7486
rob.shannon@cbre.com

CHIP SUTHERLAND

Vice Chairman
Lic. 01014633
+1 408 453 7410
chip.sutherland@cbre.com

BRIAN MATTEONI, SIOR

Executive Vice President
Lic. 00917296
+1 408 453 7407
brian.matteoni@cbre.com

WILL PARKER

Principal
Trammell Crow Company
+1 415.772.0108
wparker2@trammellcrow.com

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