

100% LEASED SINGLE TENANT R&D PROPERTY



FOR SALE

16035 VINEYARD BLVD

MORGAN HILL, CA



**CUSHMAN &
WAKEFIELD**



THE OFFERING

Cushman & Wakefield, as the exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 16035 Vineyard Boulevard, Morgan Hill, CA (“the Property”), a 21,049 square foot R&D/flex investment opportunity located in highly desirable Morgan Hill, California. The building has had a long-standing history of stable occupancy as existing tenant has been in the building for over 20 years. The building is located in the Morgan Hill market which is a constrained R&D and industrial market with not a lot of availability. At 100% leased with a longstanding existing tenant; the Property offers investors a rare opportunity to purchase an R&D/flex building with significant infrastructure in highly desirable Silicon Valley. 16035 Vineyard Boulevard offers a 3.84 per 1,000 square foot parking ratio on +/-1.84 acres of land. 16035 Vineyard Boulevard is close to downtown Morgan Hill, less than 2 miles from the Morgan Hill Caltrain station and less than 1 mile from Highway 101.

PROPERTY HIGHLIGHTS



±21,049

SQUARE FOOT BUILDING



±1.84

ACRE LOT (±154,779 SF)



1990

YEAR BUILT



16' - 20'

CLEAR HEIGHT



2

GRADE LEVEL
DOORS



±3.84/1000

PARKING (±82 STALLS)



1,600A @ 480V

POWER



1

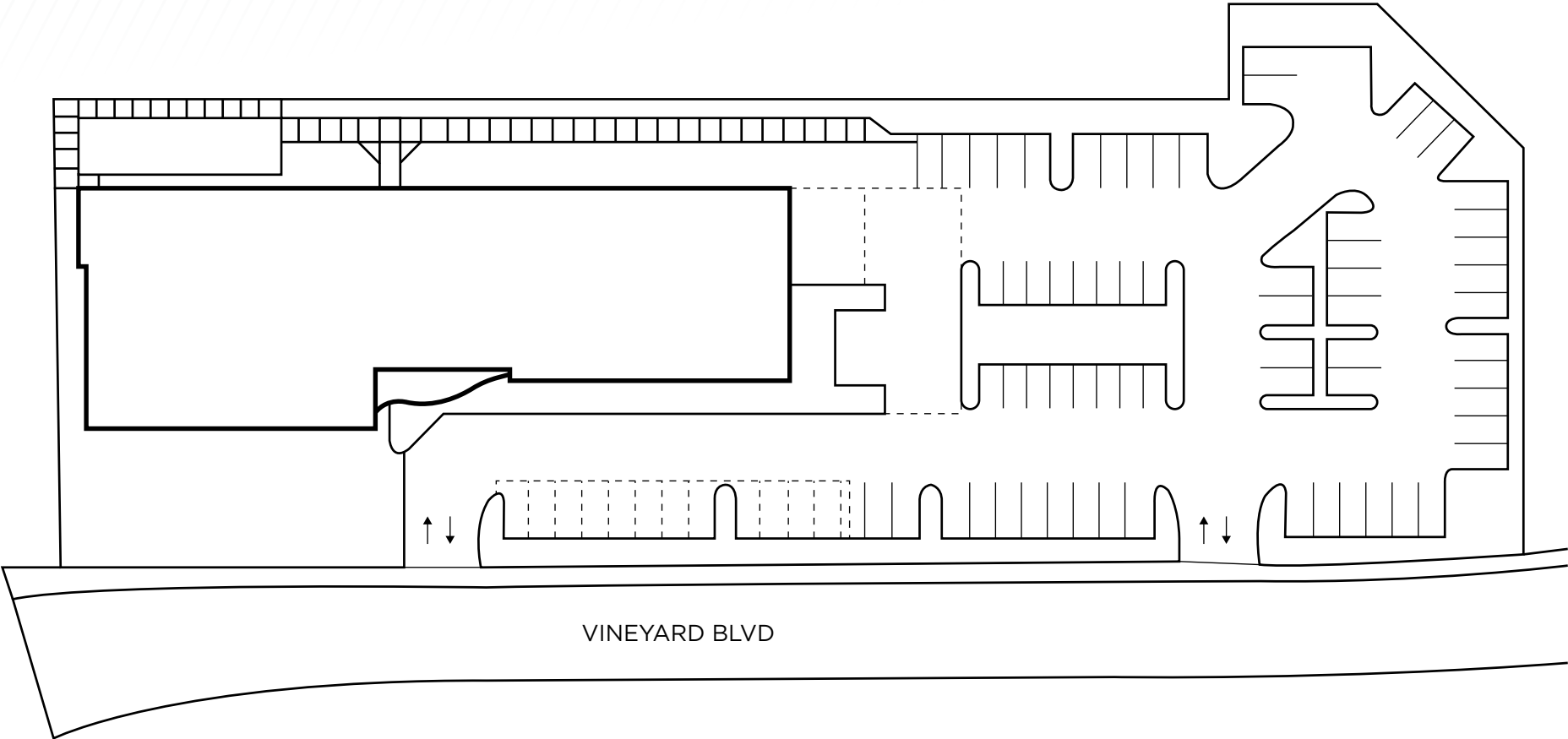
NUMBER OF TENANTS



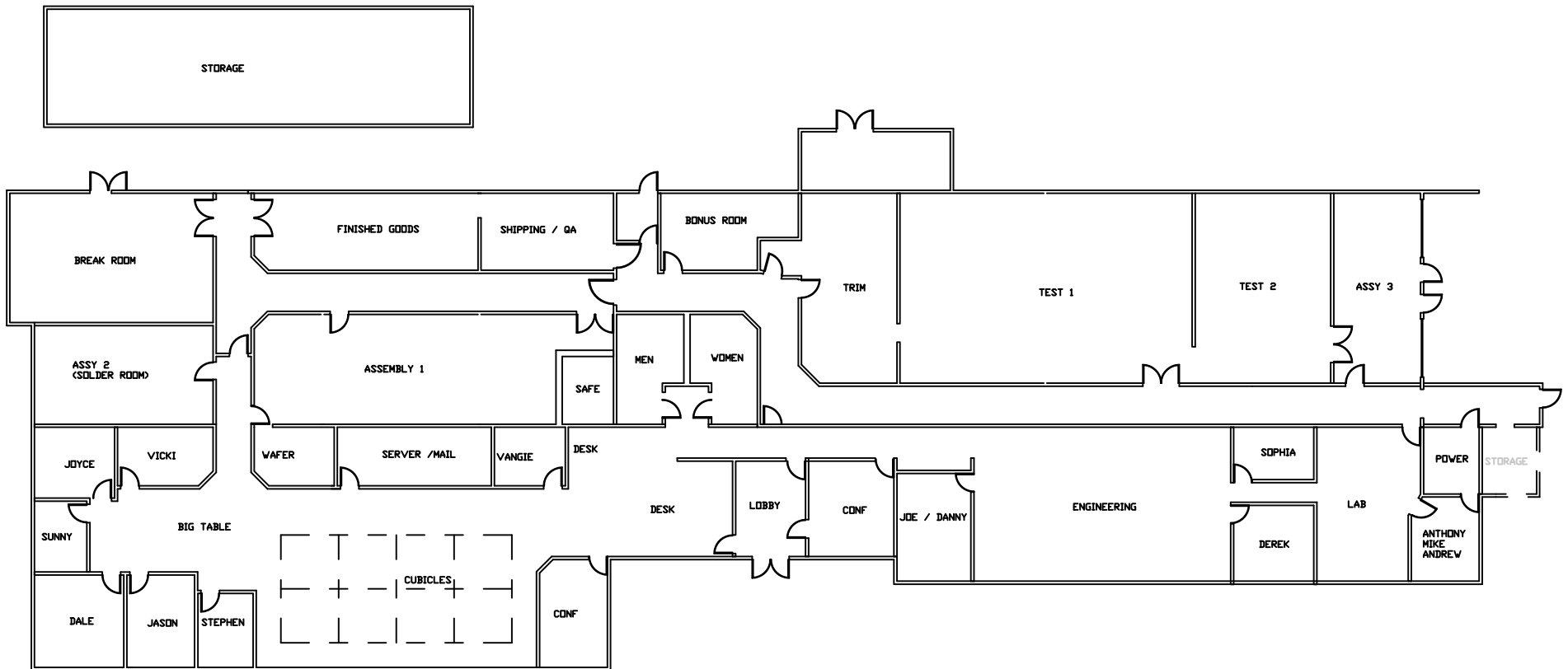
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UTILITIES

SITE PLAN



FLOOR PLAN



No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors or omissions on the floorplans. Please be advised that the floorplans are not to scale.

NEIGHBORING AMENITIES



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INVESTMENT CONTACT

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