

In City Limits 82.13 Acres of Development Land

Highway 101 Access | Largest In City Piece in South County

Subject Property

Commercial & Industrial Zoning!

Buy All or Part!

77,000 traffic count

A circular logo featuring a black eagle with its wings spread, perched on a branch. The background of the circle is yellow.

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In City Limits 29.82-82.13 Acres of Development Land

Monterey Road, Gilroy, CA 95020

Santa Clara County

List Price	\$16,815,000
Zoning	Commercial or Industrial Uses.
APN(s)	Property is 2 Seperate Legal parcels. Buy All or Part. 841-31-003 52.31 Acres 841-31-022 29.82 Acres
Lot Size	Approximately 82.13 Acres
Topography	Flat
Commission	2.5% to Selling Office

Proposed Use List

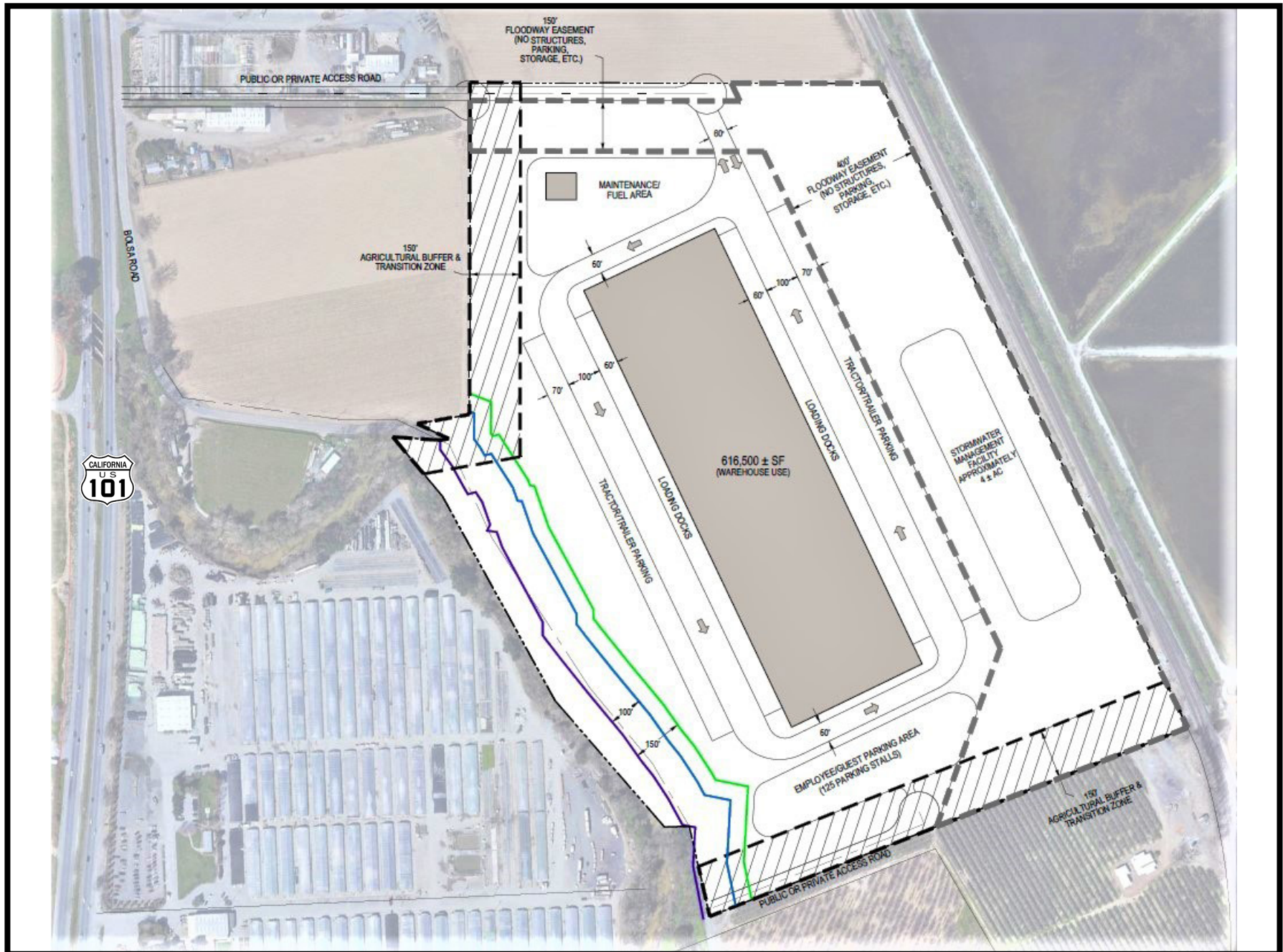
- Industrial Warehouse/Distribution/Manufacturing
- Campus Industrial
- Tech & R&D Facility
- Large Flea Market Facility
- Entertainment/Amusement Park
- Employment Center
- And many, many, more

Property Highlights

- Rare 82 Acres in City Limits. Largest Available!
- Ideal for Commercial & Industrial Uses.
- Major current activity in the area.
- Hwy 101 access & visibility.
- Could develop part or whole.

View drone video of property & area
(filmed 2019, before neighboring construction completion):
<http://mls.homejab.com/property/monterey-rd-gilroy-ca-usa>





Depiction of one possible use of the property with Warehouse.



Neighboring Area

Hampton Inn & Suites

Located at 5975 Travel Park Cir, Gilroy, CA 95020, which is approximately 1 mile north on Monterey Rd, is a 2020 Ace Construction and Blue Diamond Hospitality constructed four story, 65,120 square foot, 103-guest room Hampton Inn & Suites. Hotel includes a heated outdoor pool, fitness center, event space, and ample parking.

Performance Food Group (190,253 SF - PHASE I) FOOD DISTRIBUTION FACILITY

Located at 5480 Monterey Road and Including:
Eight (8) Total Temperature Zones & Insulated Curtain Walls for Convertible Space, 60,443 SF Heated Warehouse, 33,100 SF of 36' Clear, 41,820 SF -10° Freezer, 30,807 SF Cold Dock, 24,565 SF of Cooler Space, 3,996 SF Engine Room, 28,622 SF Office with Variable HVAC System at Main Office, 32' Clear Height, Insulated Metal Panel Construction, Twenty-Eight (28) Dock Positions Equipped with 9'x10' Insulated Doors, 40,000 lb Levelers, Dock Shelters, Light Communication System & Main Control Panel, Mechanically Fastened 60 mil TPO Roof System, CO2 Cascade Refrigeration System for Freezer & Cooler, ESFR Fire Protection System for Warehouse Double Interlocked Pre-Action System for Freezer & Cold Dock, 2,500 Amp Electrical Service, LED Lighting with Motion Sensors, Design/Build Delivery.

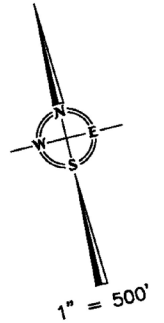
The Garlic Farm

Located off of Highway 101 at the Monterey Street Exit in Gilroy. Gilroy's full service travel center offers everything for highway travelers — Click on the links to the left for details. Gas and fuel, Restaurants, Car / RV / Truck Wash, 24 hour repairs, ATM, Coin laundry, Hotel and RV accommodations, Groceries and supplies, Break room with big screen TV and internet access, Telephone and fax services, Handicapped facilities, & Wireless Internet. Restaurants include KFC, Jack in the Box, TO-GO'S, Baskin Robins, Carl's Jr., & A&W.

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

THOMAS REA SUBDIVISION

BOOK 841 PAGE 31



779A DET. MAP 276, 268
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015





77,000 traffic count





Parcel lines are approximate and drawn in house for aerial visual only Seller nor Broker warrant exact parcel shape.

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Investment & Improved Listings

Office Building - Morgan Hill, CA - \$2,250,000

Walnut Farm with Modular Home - Gilroy, CA - \$1,695,000

Rare Mixed-Use Property with Office & Apartments - Gilroy, CA - \$1,550,000

Land & Development Projects

Rare 82 Acres of Industrial/Commercial within the City of Gilroy, CA - \$16,815,000

Hwy 101 22.53 Acres of Industrial/Commercial Redevelopment Land - Gilroy, CA - \$8,500,000

22.35 Acres of Agricultural Land - Gilroy, CA - \$1,290,000

1.73 Acre Highway Commercial Lot - Greenfield, CA - \$1,250,000

1.216 Acre Commercial Lot - Greenfield, CA \$1,050,000

0.643+ Acre Downtown Commercial Lot - Greenfield, CA - \$350,000

2.8 Acres of Hwy Commercial on Corner of Hwy 152 & Hwy 33 - Dos Palos, CA - \$299,000



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