

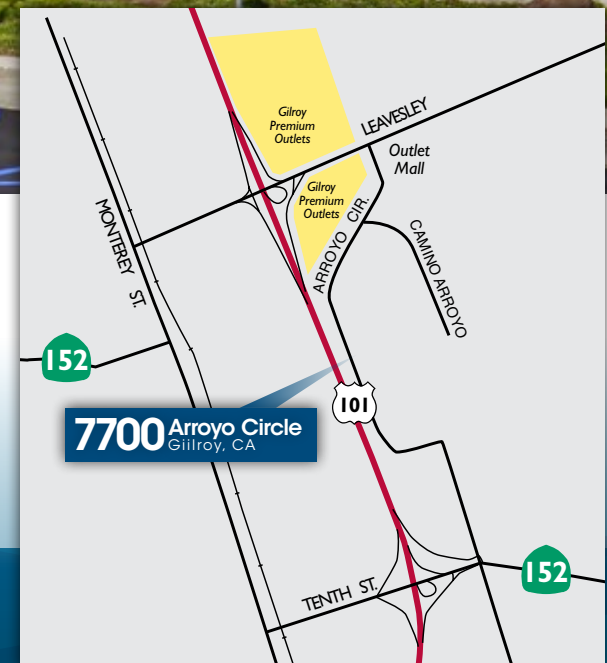
# 7700 Arroyo Circle

Gilroy, CA

FOR LEASE | ±40,083 SQUARE FEET | MFG/R&D/WAREHOUSE BUILDING



- › ±40,083 SF Freestanding Building
- › ±8,000 sf of HVAC offices, two restroom cores, lunch room
- › Outstanding Highway 101 Exposure, Signage & Identity
- › 154 Parking spaces (3.85/1000 sf)
- › 24'-26' Min. Warehouse Ceiling Height
- › Heavy Power: 2500 Amps / 277/480 Volts, 3 phase power
- › 2 Dock High Doors & 2 Grade Level Truck Doors
- › Fire Sprinklers, Skylights, Heavy Insulation, Illuminated Signage
- › Reflective roof, T-5 energy efficient lighting, parking lot overlay
- › ±3.54 Acres
- › \$0.95 NNN
- › Call To Show

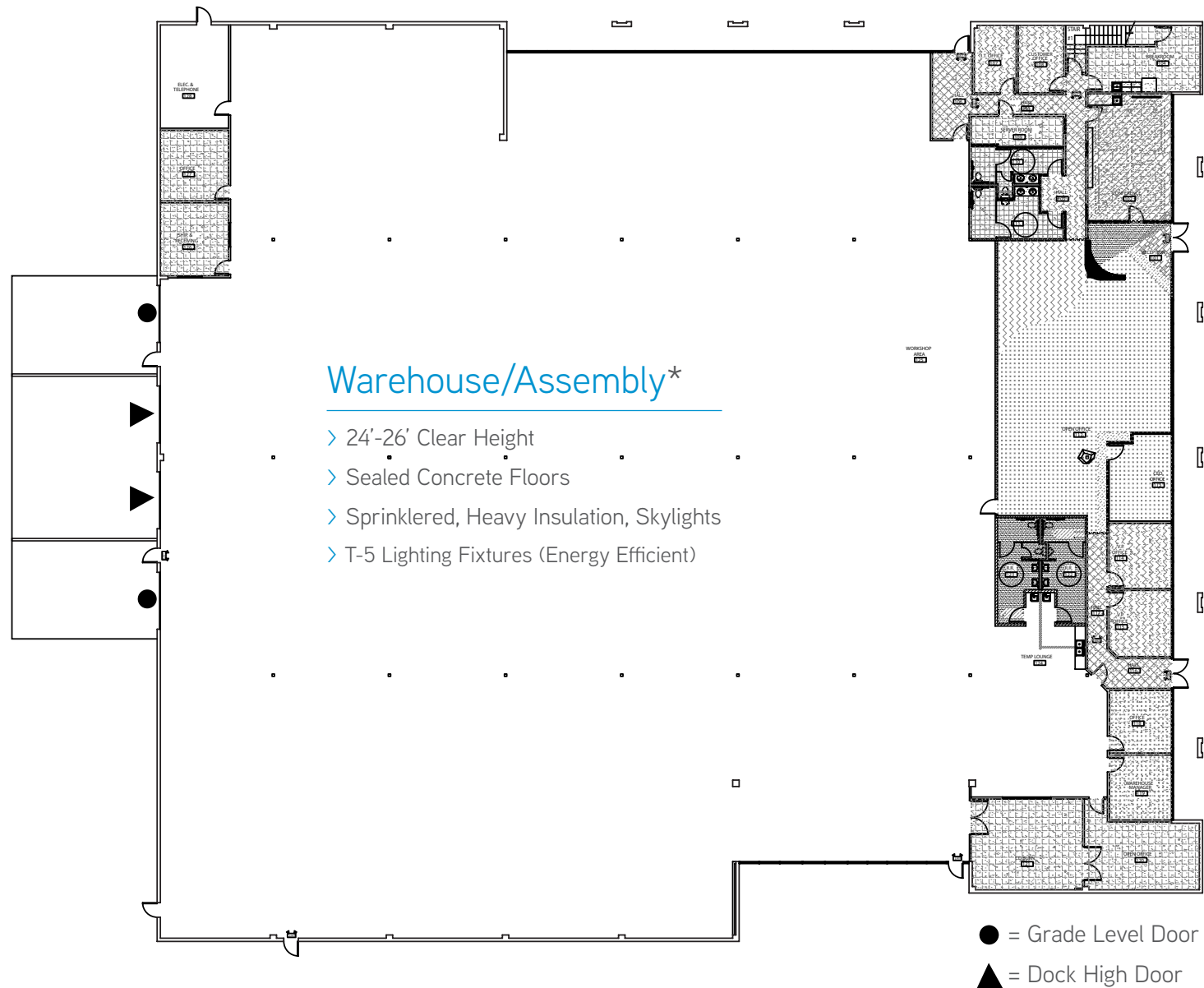


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# MANUFACTURING/R&D/WAREHOUSE BUILDING

7700 ARROYO CIRCLE, GILROY CALIFORNIA

±40,083 SF on ±3.54 Acres



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