

BUILD TO SUIT WAREHOUSE/MANUFACTURING

# MCCARTHY BUSINESS PARK

GILROY, CALIFORNIA



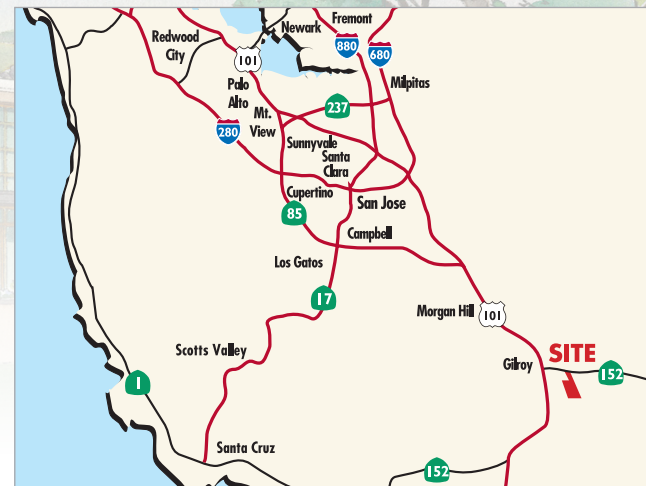
## Project Highlights

- Site 1: Warehouse 100,700 SF - 211,800 SF
- Immediate Access to US 101 and Highway 152
- Master Planned Industrial Park
- Fully Landscaped with Bike & Walking Trails
- CC&R's with Architectural Guidelines
- Zoned PUD
- Major Retail Intersection: Neighbors Include: Target, Kohl's, Costco, Lowe's and Super Walmart

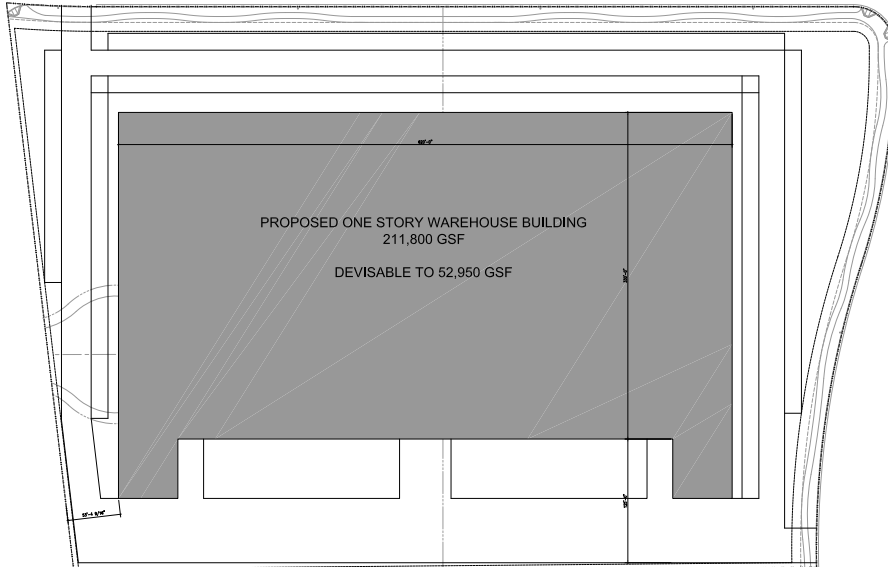
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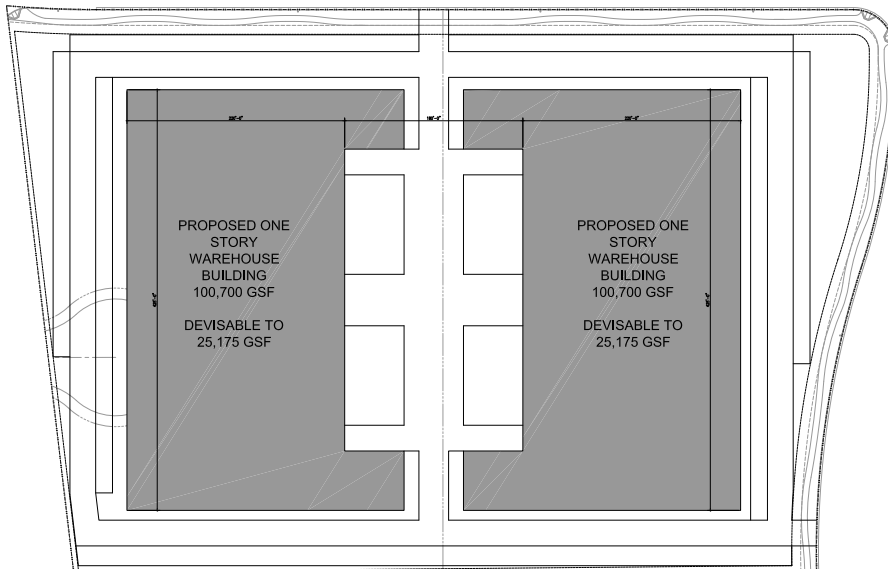
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## Site 1 Option A



## Option B



## Project Information Warehouse - Site 1

Acres	11.04
Building	100,700 to 211,800 SF Divisible to 25,175 SF
Power	4,000 amps 277/480 volts 3 phase 4 wire
Clear Height	36 FT
Sprinkler System	ESFR
Dock Doors	28
Grade Level Doors	4
Rental Rate	\$.75 NNN
Parking	1.5/1,000
Tenant Improvement Allowance	\$5.00



## Amenities Map

### RESTAURANTS

- 1 Fresh Choice/Quizno's/Ginger Café
- 2 El Amigo
- 3 Denny's Diner
- 4 In & Out Burger
- 5 McDonald's
- 6 Black Bear Diner
- 7 Chevy's
- 8 Burger King
- 9 Applebees
- 10 Hometown Buffet
- 11 Wendy's
- 12 Taco Bell
- 13 Chili's
- 14 Mimi's
- 15 Johnny Carinos
- 16 KFC/A&W
- 17 Carl's Jr.
- 18 Jack in the Box

### LODGING

- 1 Forest Park Inn - 123 Rooms
- 2 Leavesly Inn - 48 Rooms
- 3 Ramada Limited - 42 Rooms
- 4 Comfort Inn - 65 Rooms
- 5 Super 8 - 52 Rooms
- 6 Econo Lodge - 44 Rooms
- 7 Motel 6 - 127 Rooms
- 8 Hilton Gardens - 137 Rooms

### GAS STATIONS

- 1 Chevron
- 2 Shell
- 3 Rotton Robbie
- 4 United Gas
- 5 Union 76
- 6 Shell
- 7 Chevron
- 8 Shell - Truck Fueling

### MAJOR DEVELOPMENTS

- 1 Alamo Plaza  
(Gold's Gym, Petco, Mancini's Sleepworld)
- 2 Home Depot - Staples
- 3 Premium Outlet Mall
- 4 See Grins RV
- 5 South Point Business Park (Kaiser, GUSD)
- 6 Newman Center (Costco, Lowe's)
- 7 Super WalMart
- 8 Orchard Center - Orchard Supply
- 9 Gilroy Village (PW Super, Rite Aid)
- 10 South Valley Plaza  
(Burlington Coat Factory, Arteagas Super)
- 11 Gilroy Auto Mall
- 12 Gilroy Crossings  
(Target, Kohl's, Barnes & Noble, etc.)
- 13 Garlic Farm Truckstop/RV Park

