

FOR SALE

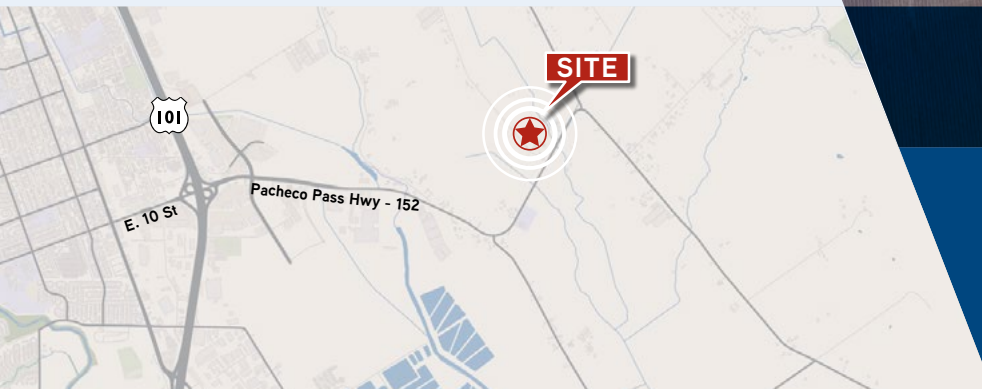
colliers.com/siliconvalley

2535

Pacheco Pass Hwy
@Furlong Avenue
GILROY | CA

Rare Row Crop and Agriculture Production Facility with Seed Lab

- › Total ±74 acres of row crop Ag land
- › Two (2) packing/warehouse buildings of ±10,875 and 9,000 sf on ±4 acres (base rock)
- › One (1) 1,900 sf 3 br/2 ba house on one(1) acre
- › Property in Williamson Act
- › Three (3) wells on property
 - › Two (2) Ag wells
 - › One (1) Building well
- › Fabulous location on Pacheco Pass. Great access to Central Valley, Silicon Valley, Monterey/Salinas
- › Zoned A-40; Land Use Designation (GP) is Agricultural Large Scale
- › Call to show. Do not disturb occupants
- › **\$5,750,000.00**

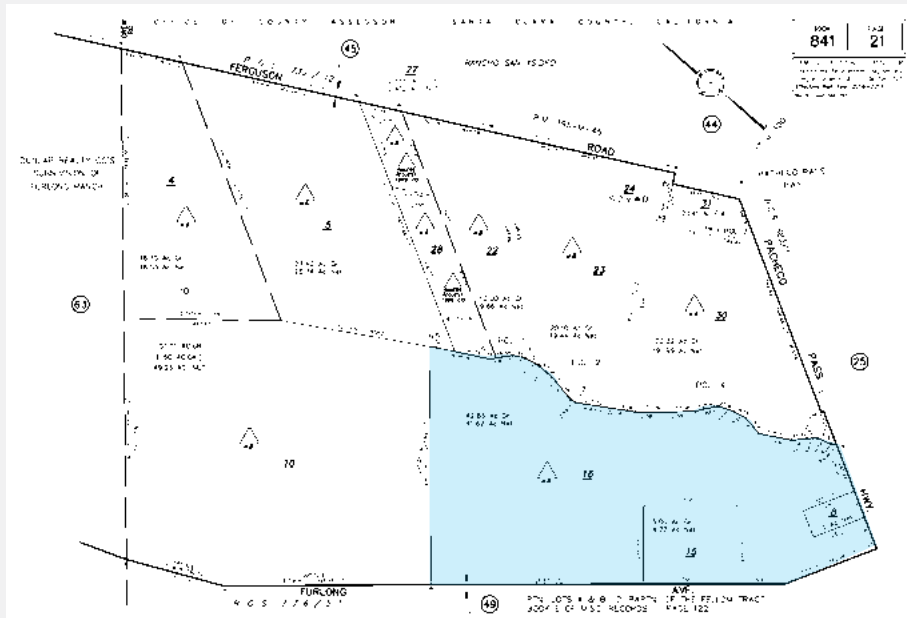


Mark Sanchez
Senior Vice President
Colliers International
+1 408 842 7000
mark.sanchez@colliers.com
Lic. No. 00988234

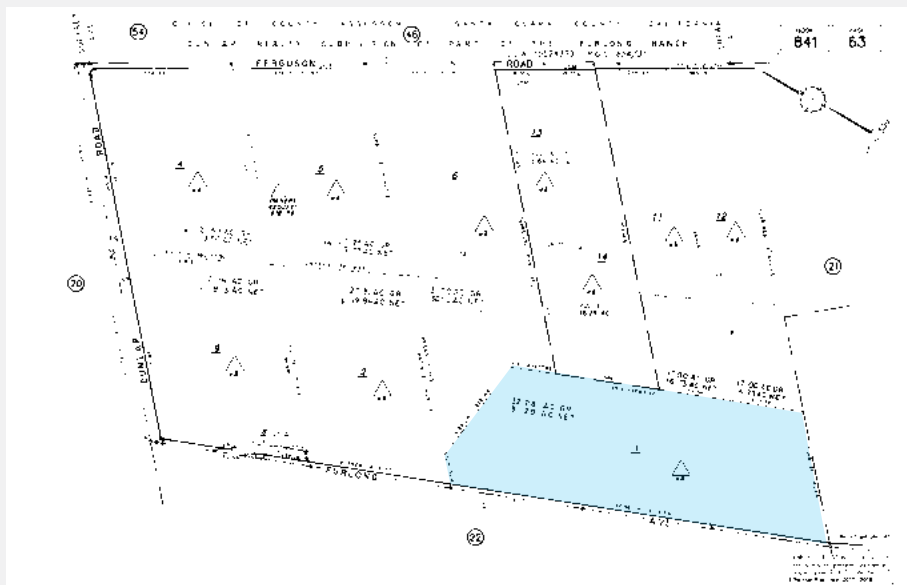


Eugene McGrane
Executive Director
Cushman & Wakefield
+1 925 951 5023
eugene.mcgrane@cushwake.com
Lic. No. 01774236

PARCEL 16



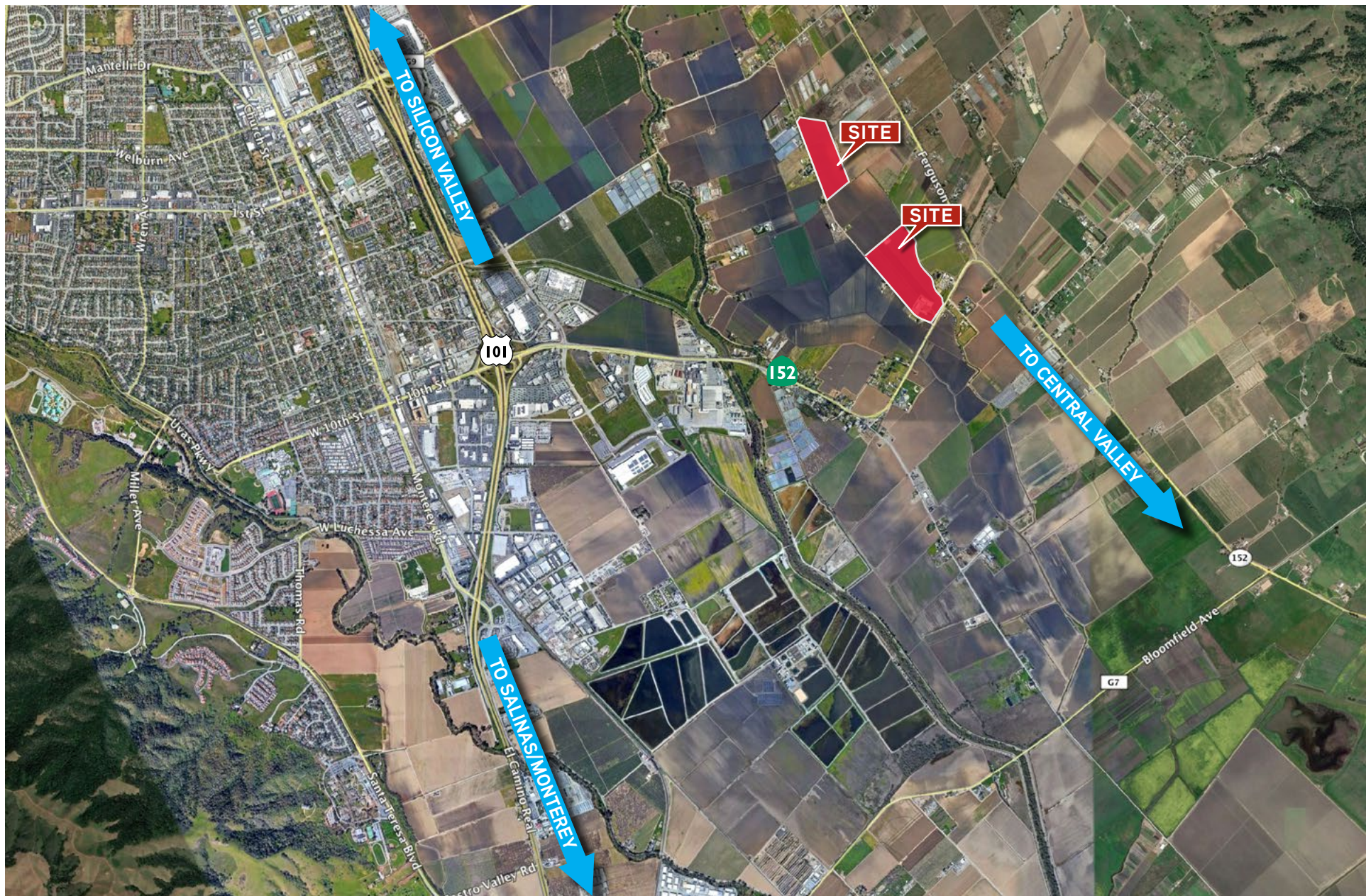
PARCEL 1



PROPERTY SUMMARY

- 2535 Pacheco Pass Hwy; APN 841-21-008
 - Approximately 1,904 sq. ft., 3 BR/1.5BA house
 - ±1.04 acres
- (No #) Furlong Avenue; APN: 841-21-015
 - Approximately Five (5) acres of row crop
- 6580 Furlong Avenue; APN: 841-21-016
 - ±41.62 Gross Acres
 - ±10,875 sq. ft. Seed Lab building
 - Approx 40% Office/Seed Lab area
 - Large Seed Vault
 - Balance is 100% Insulated Warehouse space
 - ±9,000 sq. ft. Mill/Warehouse Building
 - Separate Machine Shop area
 - ±Green House
 - 6, 20'x60' sections
 - ±1,800 sq. ft. Office building
 - 3 privates, conference room, two large open areas
 - Reception area
 - 2 restrooms
 - 1,000 amp/120-208 volt/3 Phase power distributed to buildings
- (No #) Furlong Avenue APN: 841-21-001
 - ±31.29 acres of row crop land (not contiguous to balance of property)
- Land Use Information:
 - Zoning is A-40
 - General Plan is Agricultural Large Scale
 - Property is within the Williamson Bill
- Well/Water Information:
 - Domestic Well that services the buildings, office and house is 35 GPM at 30 PSI
 - AG Well at 6580 Furlong Ave. is 800 GPM at 30 PSI
 - AG Well at APN: 001 is 40HP; (GPM & PSI To be determined)

LOCATION









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Senior Vice President
Colliers International
+1 408 842 7000
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Executive Director
Cushman & Wakefield
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eugene.mcgrane@cushwake.com
Lic. No. 01774236

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Colliers International
1234 Main Street | Suite 100
City, ST 12345
P: +1 866 888 1234

