

# CLASS 'A' OFFICE/R&D/ IND/WAREHOUSE BUILDING

5,000 - 76,000 sq. ft.

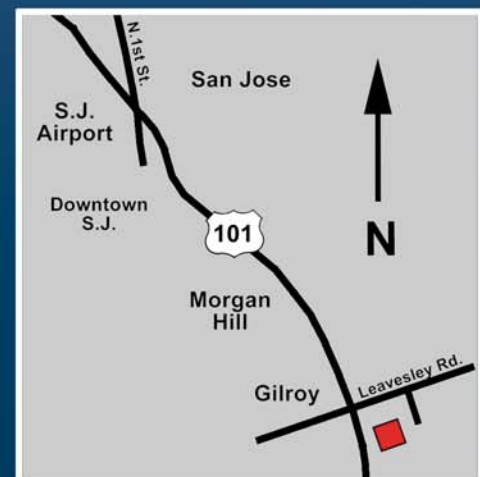
8100 ARROYO CIRCLE

GILROY, CA

## FOR LEASE



- 4,000 amps, 277/480 volts, 3 phase
- 18' Clear height
- Adjacent to Chelsea Premium outlets
- Recessed Loading Dock
- Parking: 3.5 stalls per 1,000 sq. ft.
- 20 minutes south of San Jose (reverse commute)
- Immediate access to 101 freeway
- High visibility corner location
- Walk to restaurants & 140 retail shops
- Caltrain & VTA Service
- 1-5 year lease term (option to renew)
- Immediate availability
- Major city incentives for companies who relocate



- Abundant skilled labor pool
- Clean air country living
- Affordable homes

Adjacent  
Chelsea Premium  
Outlets



**AVAILABLE**

- 5,000 - 26,000 Sq. Ft.
- Class 'A' Office

**AVAILABLE**

- 10,000 - 50,000 Sq. Ft.
- Office, R&D, High Tech, Assembly, Distribution,
- 4,000 Amps, 227/480 Volts, 3 Phase
- Recessed Truck Docks
- 18 Ft. Clear Height

Adjacent  
Chelsea Premium  
Outlets

- 100% air conditioning
- Abundant Natural Lighting including 4 x 8 skylights
- 4,000 amps, 277/480 volts, 3 phase
- Extensive Common Areas
- Expansion possible in same building

For additional information or to tour the space, please contact Scott Jacobs:  
415.987.7676 (or) [scottj@landbankllc.com](mailto:scottj@landbankllc.com)