

**TWO CLASS A INDUSTRIAL BUILDINGS
TOTALING ±382,565 SF DIVISIBLE TO ±88,650 SF
READY FOR TENANT IMPROVEMENTS**

**6503 CAMERON BLVD
±198,965 SF**

**6500 CAMINO ARROYO
±183,600 SF**

MCCARTHY
BUSINESS PARK
GILROY



ROCKPOINT

PROPERTY HIGHLIGHTS



Two State-of-the-Art Class A Industrial Buildings totaling $\pm 382,565$ SF
Divisible to $\pm 88,650$ SF



± 19.66 Acre Site



$\pm 36'$ Clear Height



2% Skylight Ratio



General Industrial M-2 Zoning



ESFR Sprinklers System

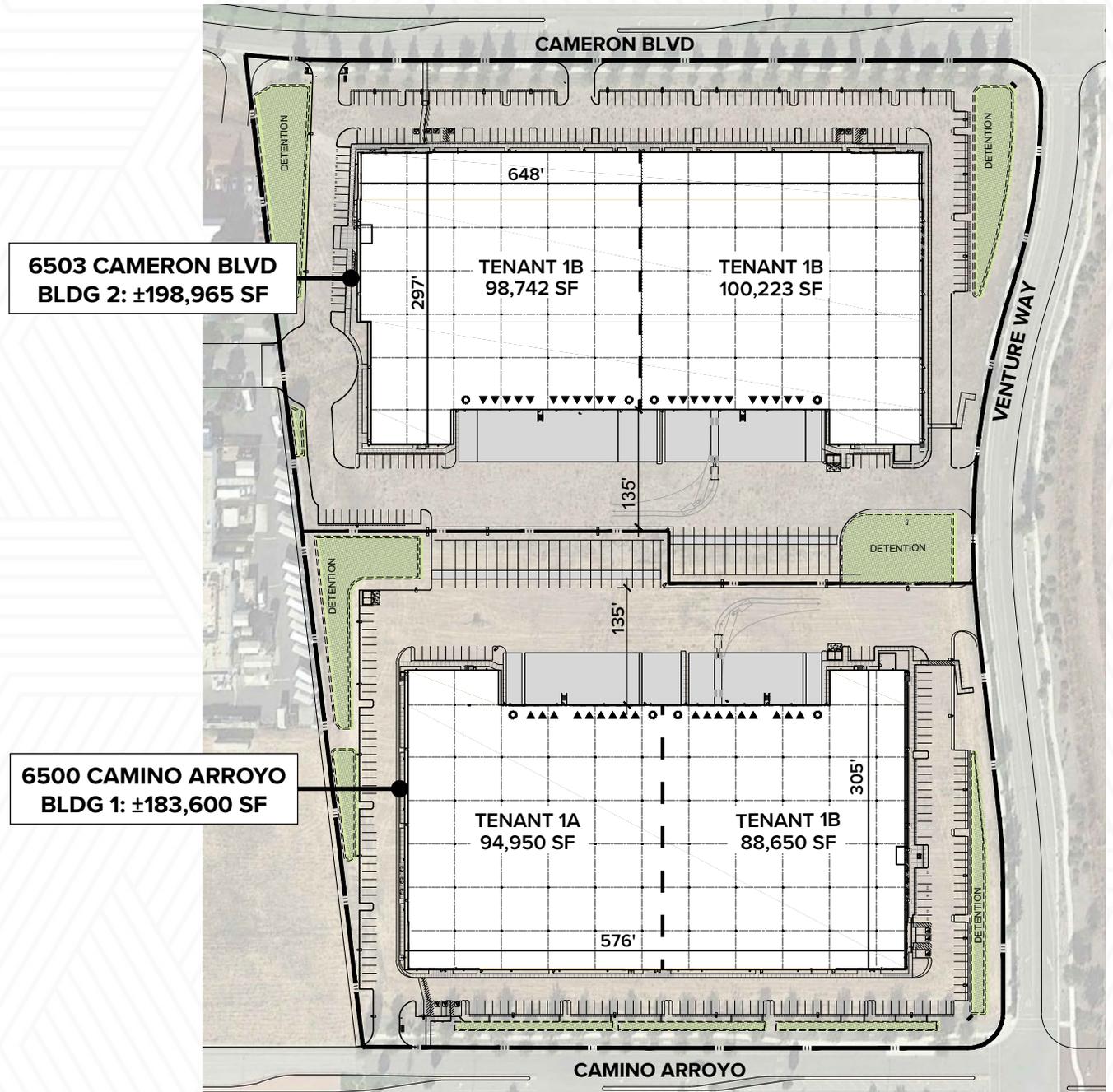


Ample Parking

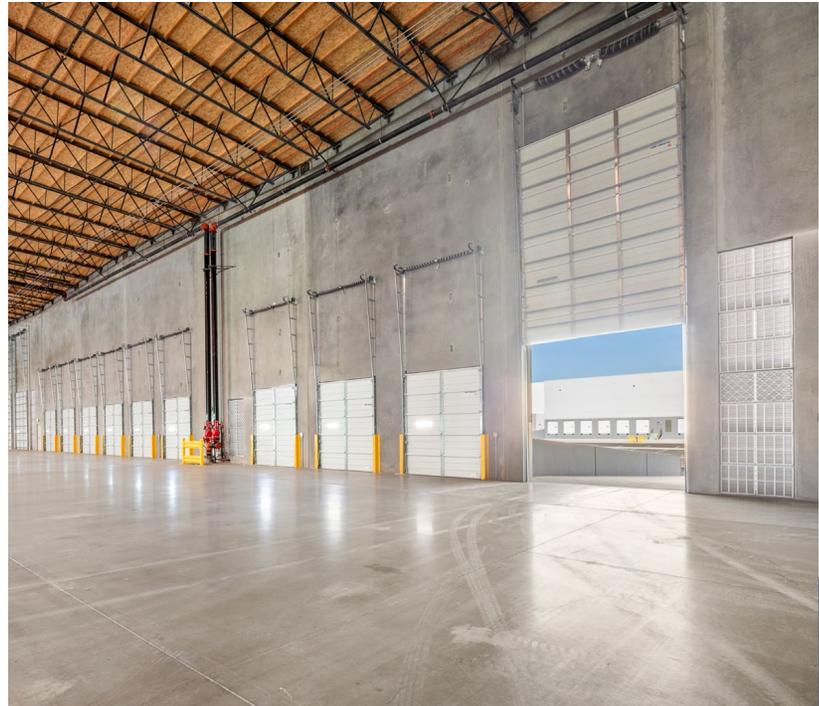


Direct Access to Hwy 101 and 152

SITE PLAN

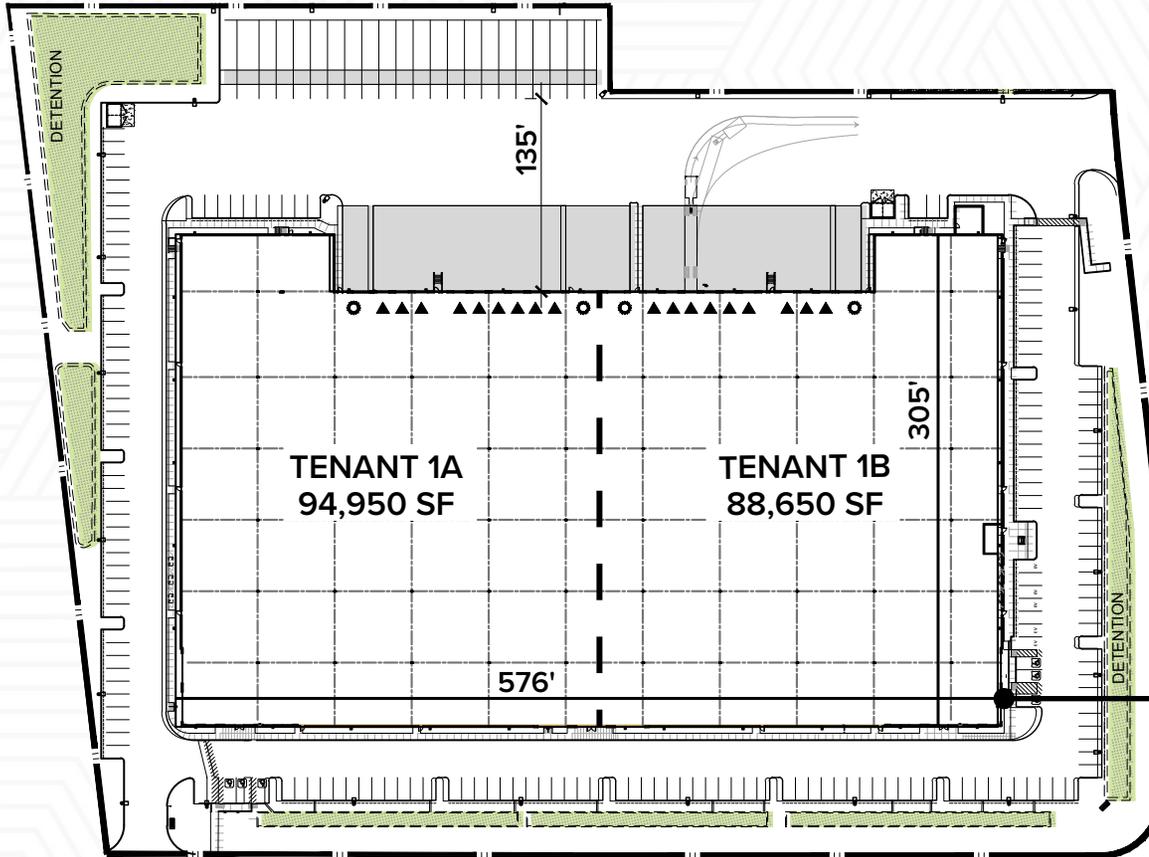


6500 CAMINO ARROYO

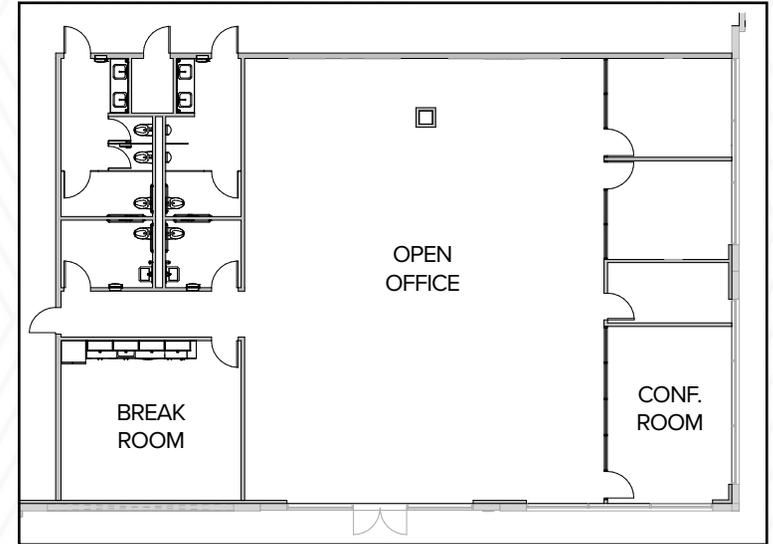


6500 CAMINO ARROYO, GILROY BUILDING 1

±183,600 SF DIVISIBLE TO ±88,650 SF



OFFICE PLAN



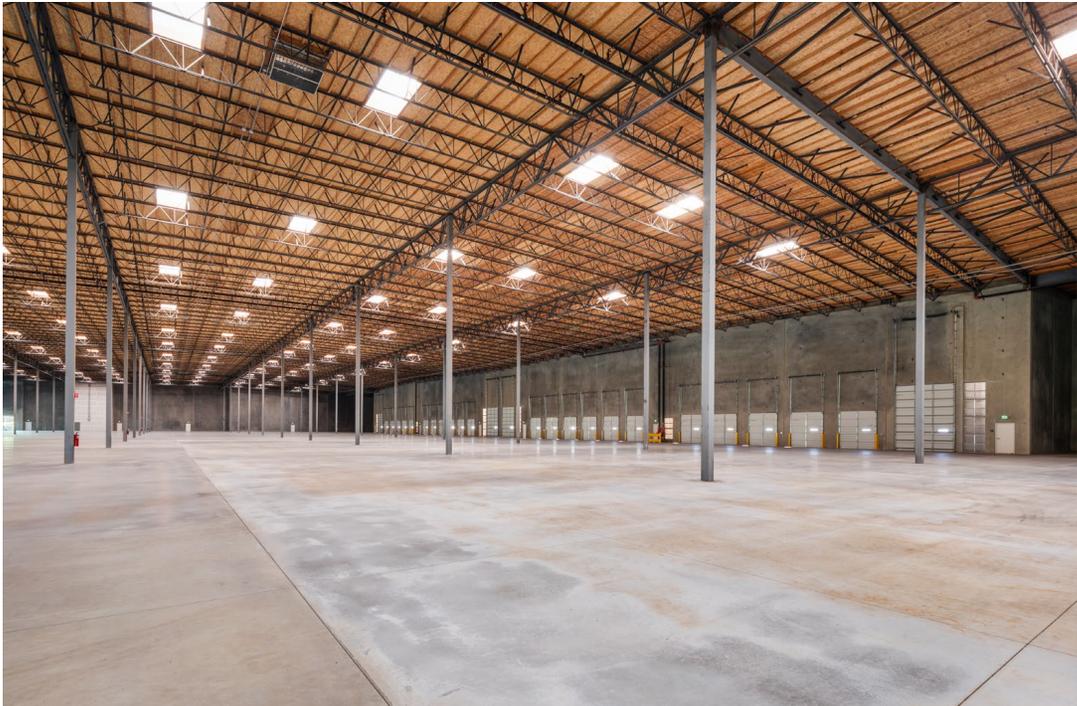
- ▲ Dock-High Doors
- Grade Level Doors

Total Rentable Area	±183,600 SF
Land Size	±9.35 Acres
Office	Shell
Clear Height	±36'
Truck Court Depth	135'

Car Parking	183
Trailer Parking	22
Dock-High Doors	18
Grade Level Doors	4
Construction Type	Concrete Tilt-Up

Column Spacing	±54' x ±50'
Sprinklers	ESFR
Power	4,000 Amp @ 277/480V Panel

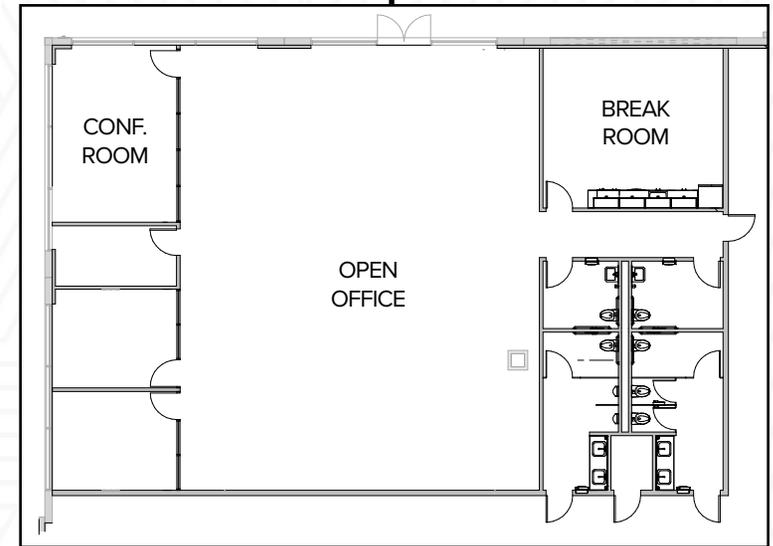
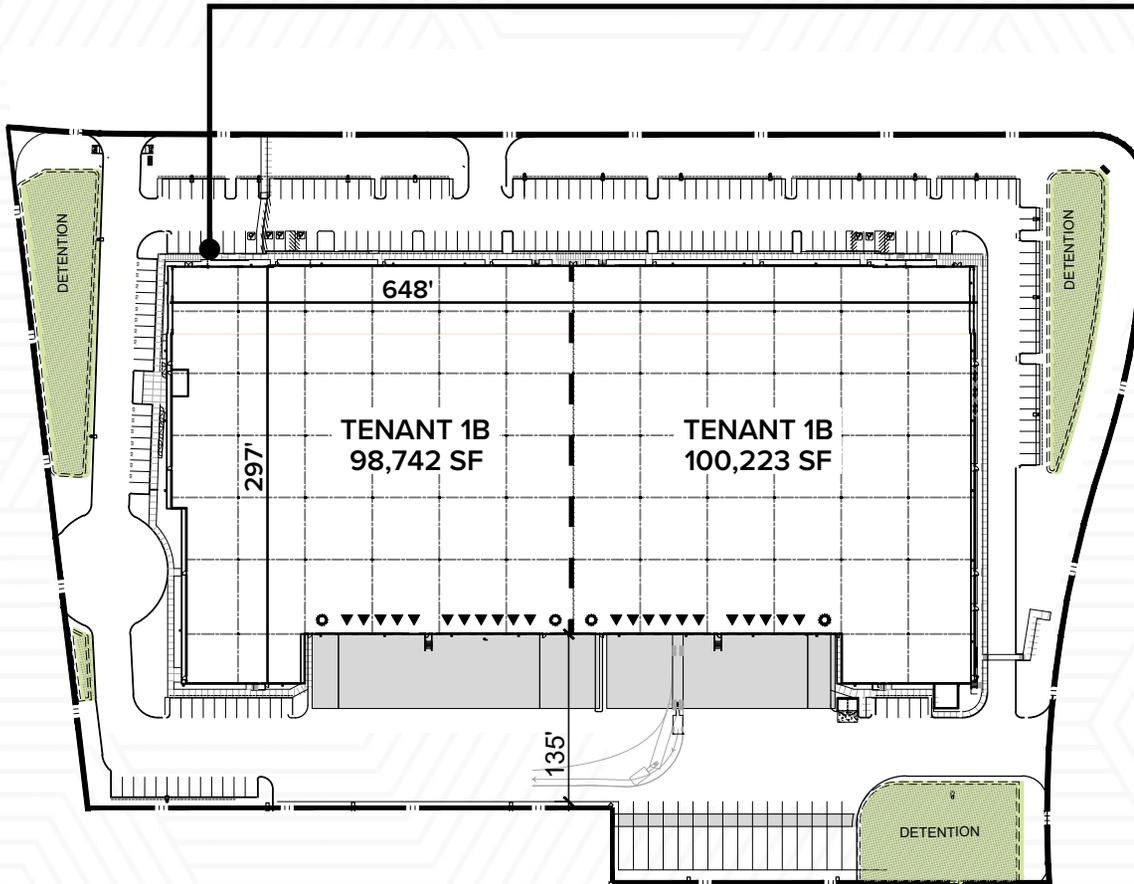
6503 CAMERON BLVD



6503 CAMERON BLVD, GILROY

BUILDING 2

±198,965 SF DIVISIBLE TO ±98,742 SF



OFFICE PLAN

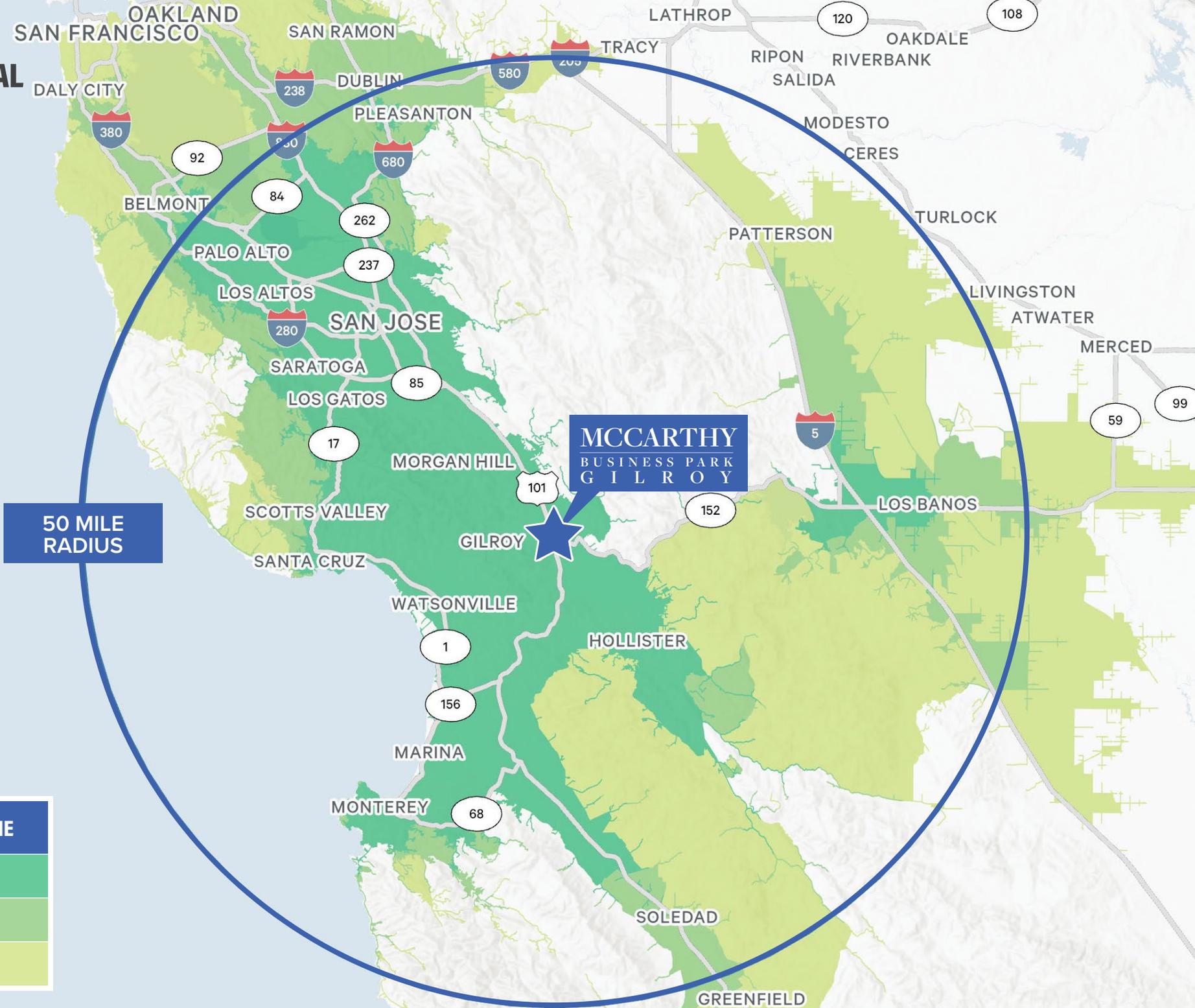
- ▲ Dock-High Doors
- Grade Level Doors

Total Rentable Area	±198,965 SF
Land Size	±10.31 Acres
Office	Shell
Clear Height	±36'
Truck Court Depth	135'

Car Parking	195
Trailer Parking	16
Dock-High Doors	22
Grade Level Doors	4
Construction Type	Concrete Tilt-Up

Column Spacing	±54' x ±50'
Sprinklers	ESFR
Power	4,000 Amp @ 277/480V Panel

REGIONAL MAP



AMENITIES MAP



City of Gilroy Downtown Railroad Station

Gilroy Transit Center

South Valley Plaza Shopping Center

Smart & Final

AutoZone

Ling's Chinese Bistro

McDonald's

Pollo Loco

Gilroy Premium Outlets

NIKE COLE HAAN

THE NORTH FACE

Applebee's

Starbucks

IN-N-OUT BURGER

McDonald's

ERIK'S

Pacheco Center

BANK OF AMERICA

BEST BUY

Walmart

LOWE'S

HomeGoods

Chevron

L & L

Jack in the box

COSTCO WHOLESALE

Marshalls

OLD NAVY

AMAZON

AMAZON

RECOLOGY

UNFI

PEPSI

MCCARTHY BUSINESS PARK GILROY

Gilroy Crossing

Target

BevMo!

KOHL'S

CVS pharmacy

BARNES & NOBLE

Starbucks

Buffalo Wild Wings

MCCARTHY BUSINESS PARK GILROY

EASY ACCESS TO HWY 5 VIA 152

PERFORMANCE FOODS



MCCARTHY

BUSINESS PARK
GILROY

CONTACT:

CHIP SUTHERLAND

Vice Chairman

Lic. 01014633

+1 408 453 7410

chip.sutherland@cbre.com

JEFF BARNES

Executive Vice President

Lic. 00883278

+1 408 218 3366

jeff.barnes@colliers.com



ROCKPOINT

CBRE



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.