

CTC COCHRANE TECHNOLOGY CENTER

COCHRANE ROAD AND DE PAUL DRIVE
MORGAN HILL, CA



FIVE CLASS A INDUSTRIAL
BUILDINGS TOTALING $\pm 501,314$ SF

$\pm 73,668$ SF -
 $\pm 138,698$ SF

± 16.5 MW CAMPUS
 $\pm 4,000$ AMPS POWER PER BUILDING



COCHRANE TECHNOLOGY CENTER THE GATEWAY TO SUCCESS



LOCATION

Centralized south county location with service area from San Jose SF Bay Area to Monterey



SCALABLE FACILITY SOLUTION

From a single 73,668 SF building up to a five building campus of 501,314 SF to accommodate dynamic growth needs



PROXIMITY TO RETAIL SERVICES

Walking distance to restaurants and shopping



ACCESS

Direct access to Highway 101 from a full clover leaf interchange



REVERSE COMMUTE

Fantastic southern location to attract either west valley employees or capitalize on the rich talent base of technology and advanced manufacturing professionals who live in South County



FLEXIBLE DESIGN

Suitable for advanced manufacturing, industrial and warehouse uses



UNMATCHED FREEWAY VISIBILITY:

Over half a mile of exposure along Highway 101

PROJECT FEATURES

LAND AREA:
±29.20 Acres

ZONING:
**General Light
Industrial (M2)**

MINIMUM
CLEAR HEIGHT:
28' - 32"

ROOF TYPE:
60 mil TPO

SKYLIGHTS:
2.0 % of Building Area

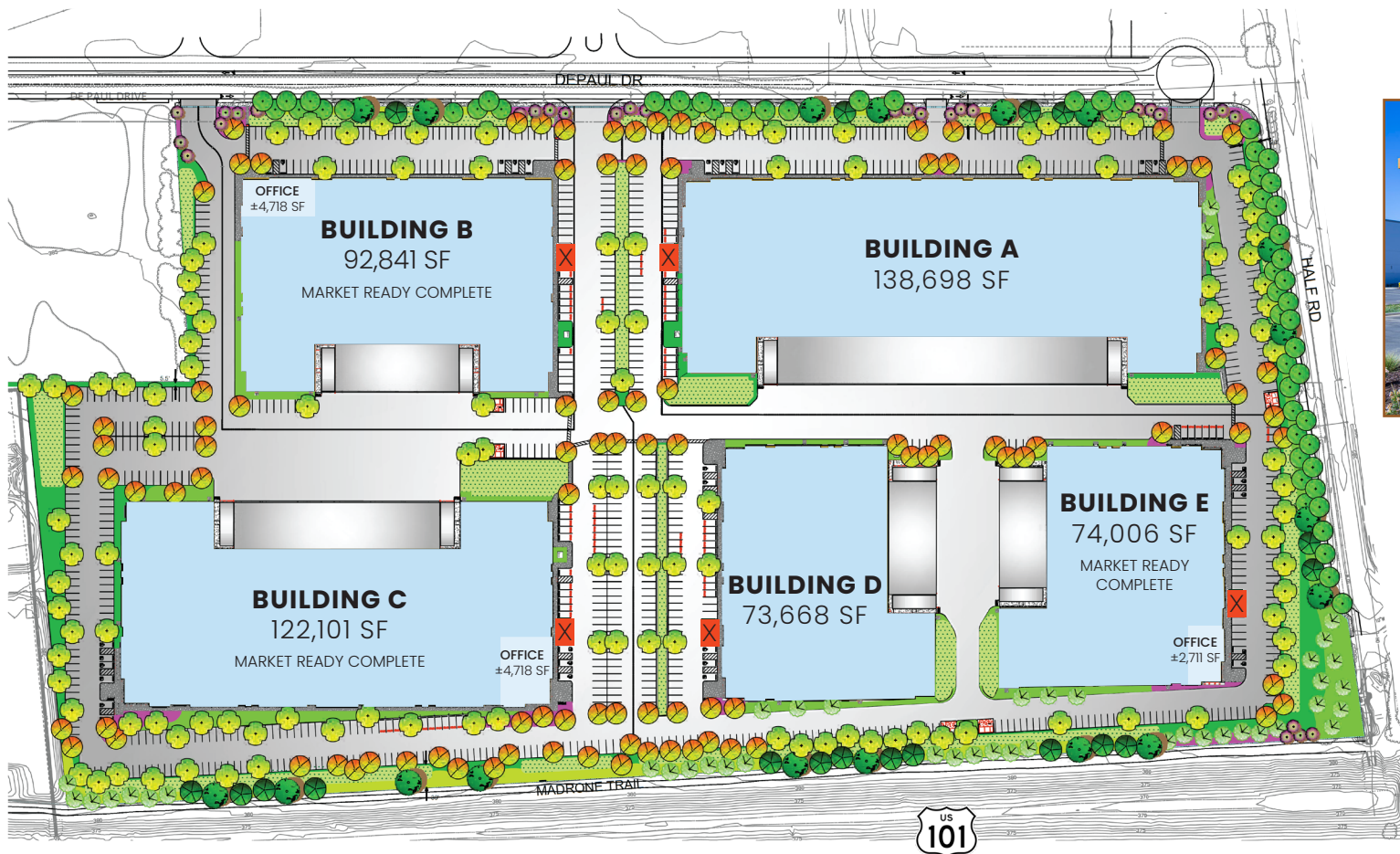
LIGHTING:
**LED Light Fixtures &
Controls**

SPRINKLERS:
ESFR

FLOOR SLAB:
6"

TYPICAL COLUMN
SPACING:
50' x 52'

CONSTRUCTION TYPE:
III-B Concrete Tilt-up



 = OUTDOOR BREAK AREA

PROJECT FEATURES



PROMINENT ENTRY FEATURES



GENEROUS PARKING - 969 PARKING
STALLS THROUGHOUT THE PARK



50 DOCK-HIGH DOORS AND 10 GRADE-LEVEL
DOORS THROUGHOUT THE PARK



EV CHARGING STATIONS THROUGHOUT THE PARK

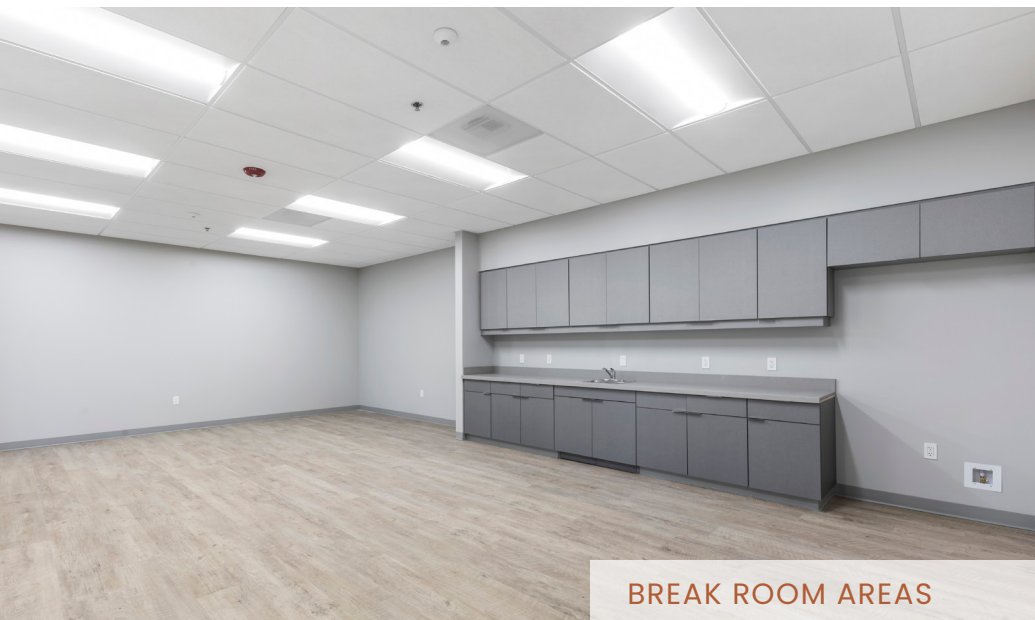
PROJECT FEATURES



28' - 32' MINIMUM CLEAR HEIGHT



MOVE IN CONDITION WITH SPEC OFFICE



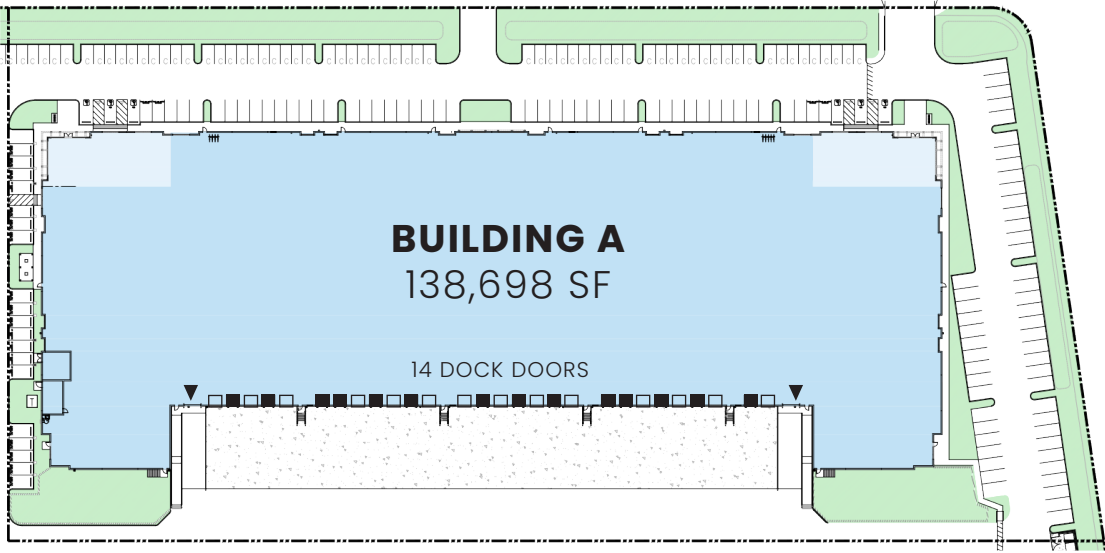
BREAK ROOM AREAS



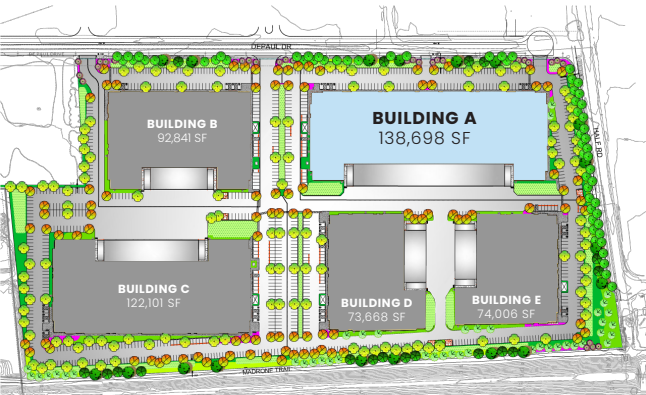
2.0% SKYLIGHT RATIO

18105 DE PAUL DRIVE

BUILDING A



■ DOCK-HIGH □ DOCK-HIGH KNOCKOUT ▲ GRADE LEVEL



**BUILDING
SIZE**

138,698 SF



**OFFICE
AREA**

To Suit



**CLEAR
HEIGHT**

32'



**COLUMN
SPACING**

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.9/1000 | 268



LOADING

14 Dock-High (9'x10')
14 Dock-High Knockouts
2 Grade-Level (12'x14')



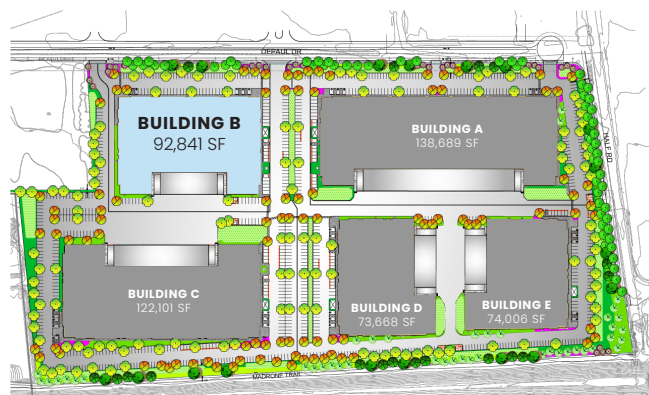
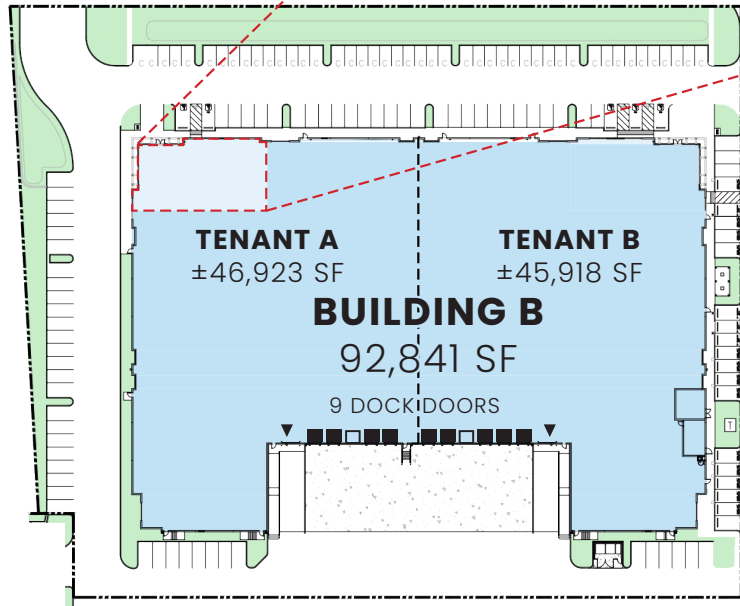
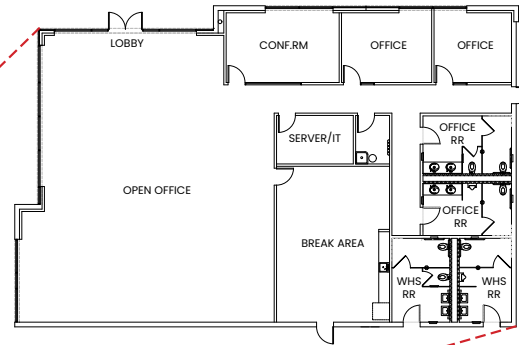
SPRINKLERS

ESFR

18265 DE PAUL DRIVE

BUILDING B

Move in Condition with Spec Office,
Warehouse Lights & Dock Levelers



BUILDING SIZE

92,841 SF
Divisible to ±45,918
and 46,923 SF



OFFICE AREA

±4,718 SF



CLEAR HEIGHT

32'



COLUMN SPACING

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.9/1000 | 179 Stalls



LOADING

9 Dock-High (9'x10') /
2 Dock-High Knockouts
2 Grade-Level (12'x14')



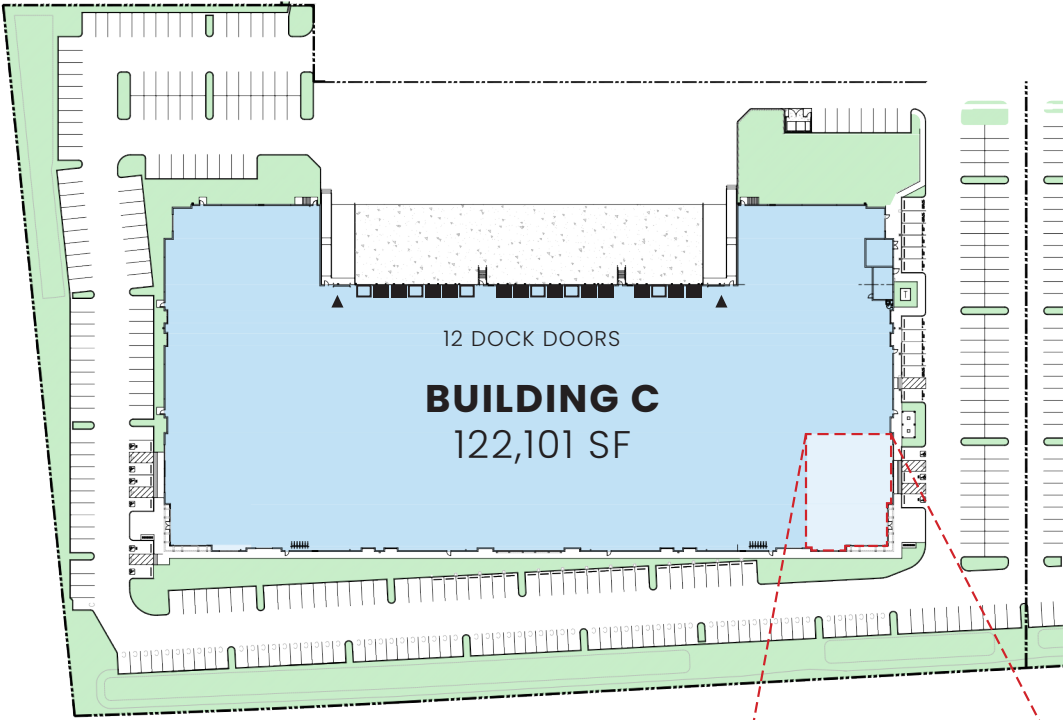
SPRINKLERS

ESFR

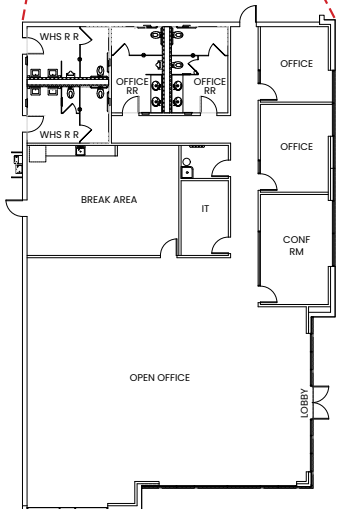
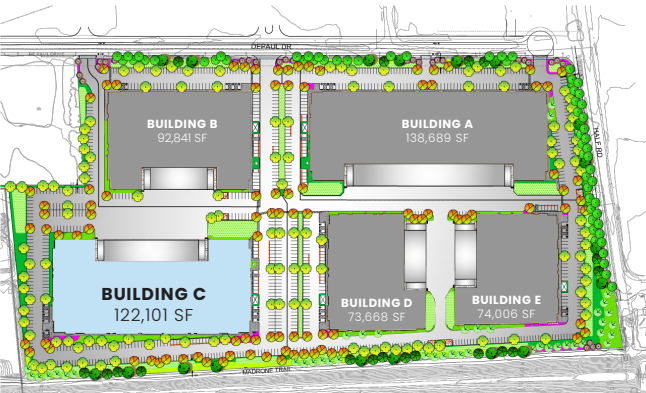
18225 DE PAUL DRIVE

BUILDING C

Move in Condition with Spec Office,
Warehouse Lights & Dock Levelers



■ DOCK-HIGH □ DOCK-HIGH KNOCKOUT ▲ GRADE LEVEL



**BUILDING
SIZE**

122,101 SF



**OFFICE
AREA**

+4,718 SF



**CLEAR
HEIGHT**

32'



**COLUMN
SPACING**

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.9/1000 | 235 Stalls



LOADING

12 Dock-High (9'x10') /
6 Dock-High Knockouts
2 Grade-Level (12'x14')

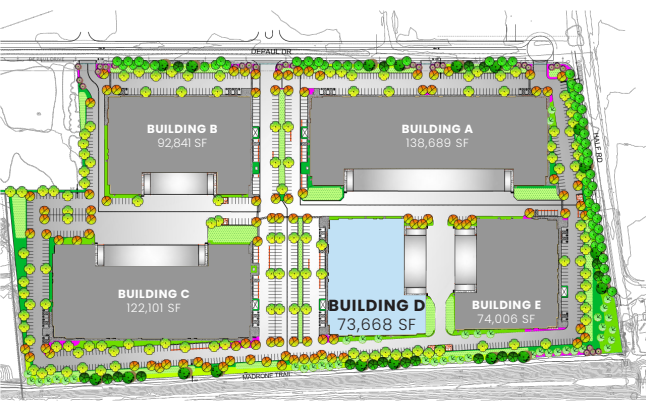
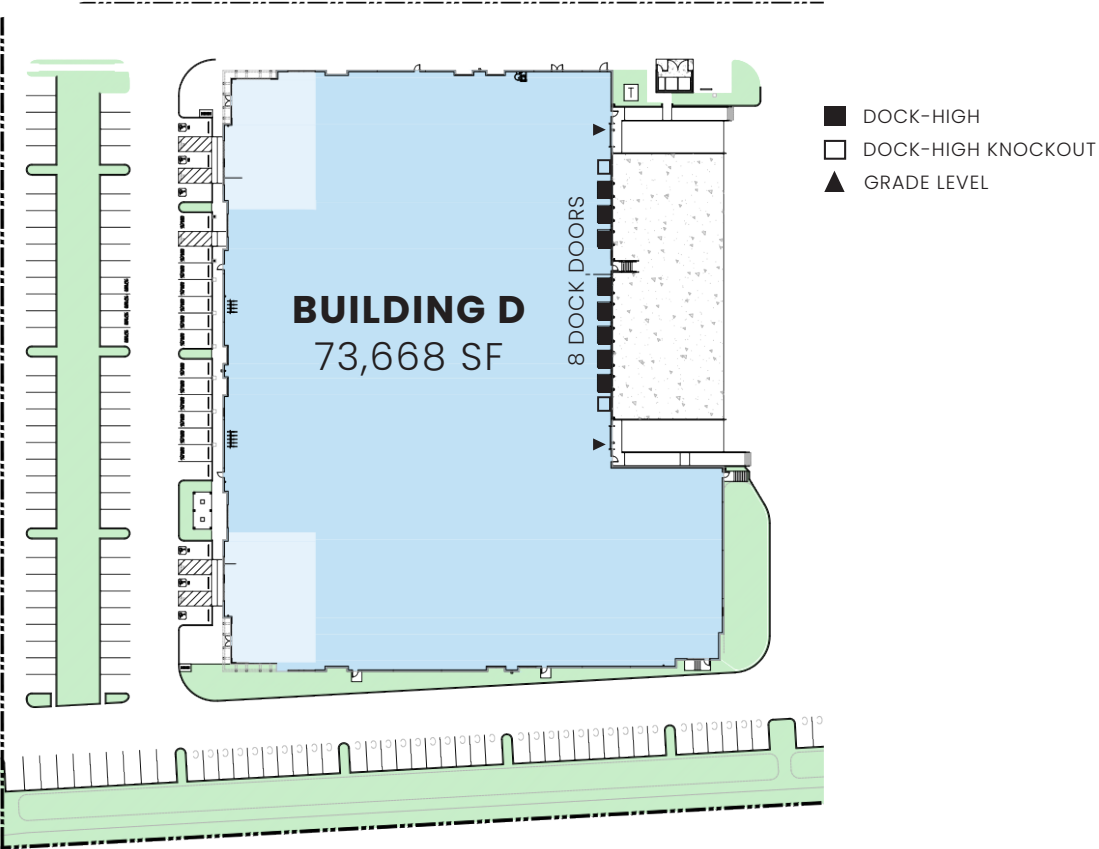


SPRINKLERS

ESFR

18185 DE PAUL DRIVE

BUILDING D



BUILDING SIZE 73,668 SF



OFFICE AREA To Suit



CLEAR HEIGHT 28'



COLUMN SPACING 50' x 52' Typical
60' x 52' Speed Bay



POWER 4,000 Amps,
277/480 Volt



PARKING 1.9/1000 | 142 Stalls



LOADING 8 Dock-High (9'x10')
2 Dock-High Knockouts
2 Grade-Level (12'x14')

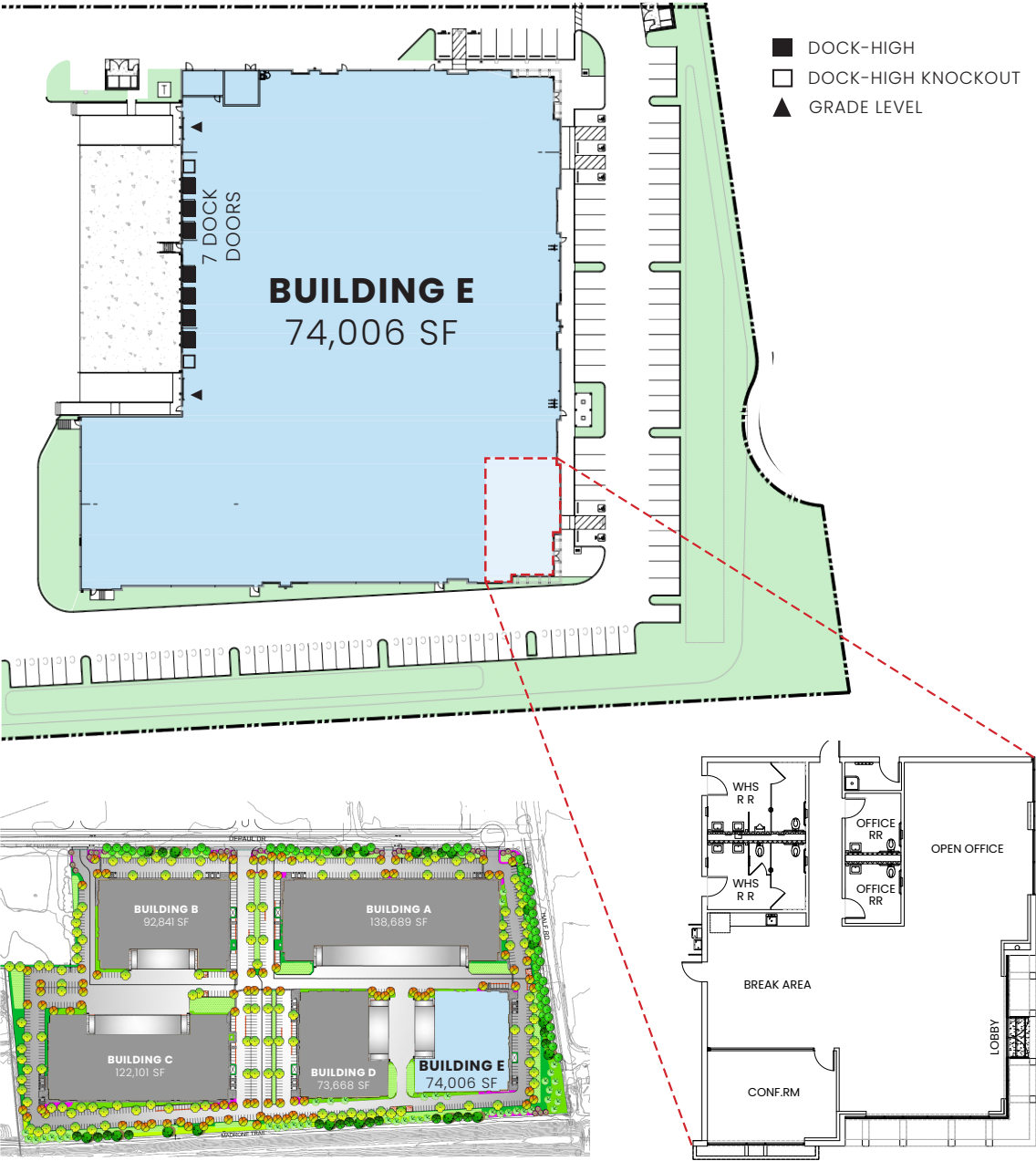


SPRINKLERS ESFR

18145 DE PAUL DRIVE

BUILDING E

Move in Condition with Spec Office,
Warehouse Lights & Dock Levelers



**BUILDING
SIZE**

74,006 SF



**OFFICE
AREA**

+2,711 SF



**CLEAR
HEIGHT**

28'



**COLUMN
SPACING**

50' x 52' Typical
60' x 52' Speed Bay



POWER

4,000 Amps,
277/480 Volt



PARKING

1.9/1000 | 143 Stalls



LOADING

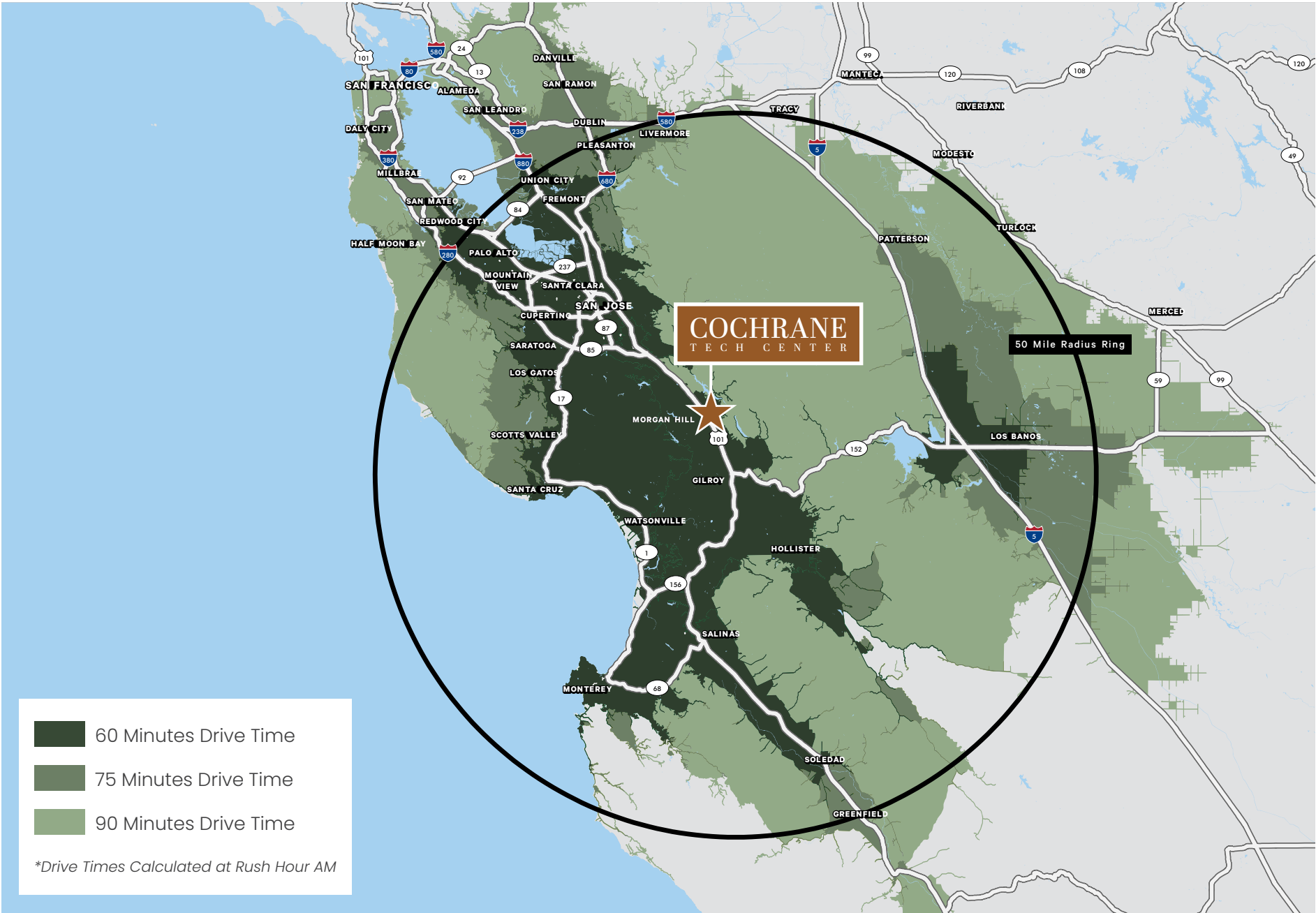
7 Dock-High (9'x10') /
2 Dock-High Knockouts
2 Grade-Level (12'x14')



SPRINKLERS

ESFR

REGIONAL MAP



CORPORATE NEIGHBORS

- [illegible]



NEIGHBORHOOD AMENITIES



CTC COCHRANE TECHNOLOGY CENTER

COCHRANE ROAD AND DE PAUL DRIVE
MORGAN HILL, CA

Trammell Crow Company

18265 **CBRE** Investment
Management

FOR MORE INFORMATION, CONTACT

ROB SHANNON, SIOR, CCIM

Executive Vice President
Lic. 00857593
+1 408 453 7486
rob.shannon@cbre.com

CHIP SUTHERLAND

Vice Chairman
Lic. 01014633
+1 408 453 7410
chip.sutherland@cbre.com

BRIAN MATTEONI, SIOR

Executive Vice President
Lic. 00917296
+1 408 453 7407
brian.matteoni@cbre.com

ADAM VOELKER

Principal
Trammell Crow Company
+1 415.772.0123
avoelker@trammellcrow.com

© 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. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.