

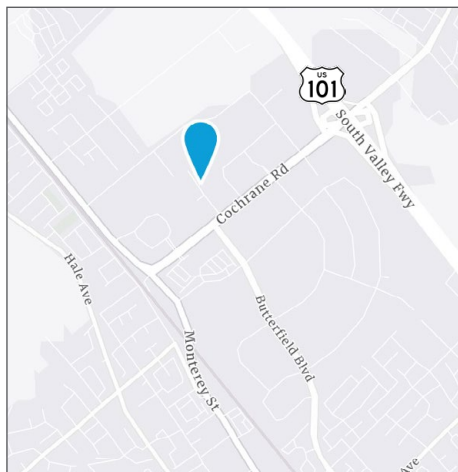
# INDUSTRIAL/WAREHOUSE FOR LEASE



18800 ADAMS CT, MORGAN HILL, CA 95037

## Property Highlights

- +/- 21,500 SF
- 2/1000 Parking Ratio
- 10-15% Office, Remainder Warehouse
- 4 Restrooms
- 27' Clear Height
- Two 10' x 14' Grade Level Doors
- 2000 AMPs at 480 (Lessee to Verify)
- Asking \$1.25 NNN Per SF, Per Month
- Do Not Disturb Tenant
- Call Brokers to Tour



### Matt vanKeulen

Vice President  
+1 408 842 7000  
matt.vankeulen@colliers.com  
CA Lic. No. 01899003

### Jim Castignani

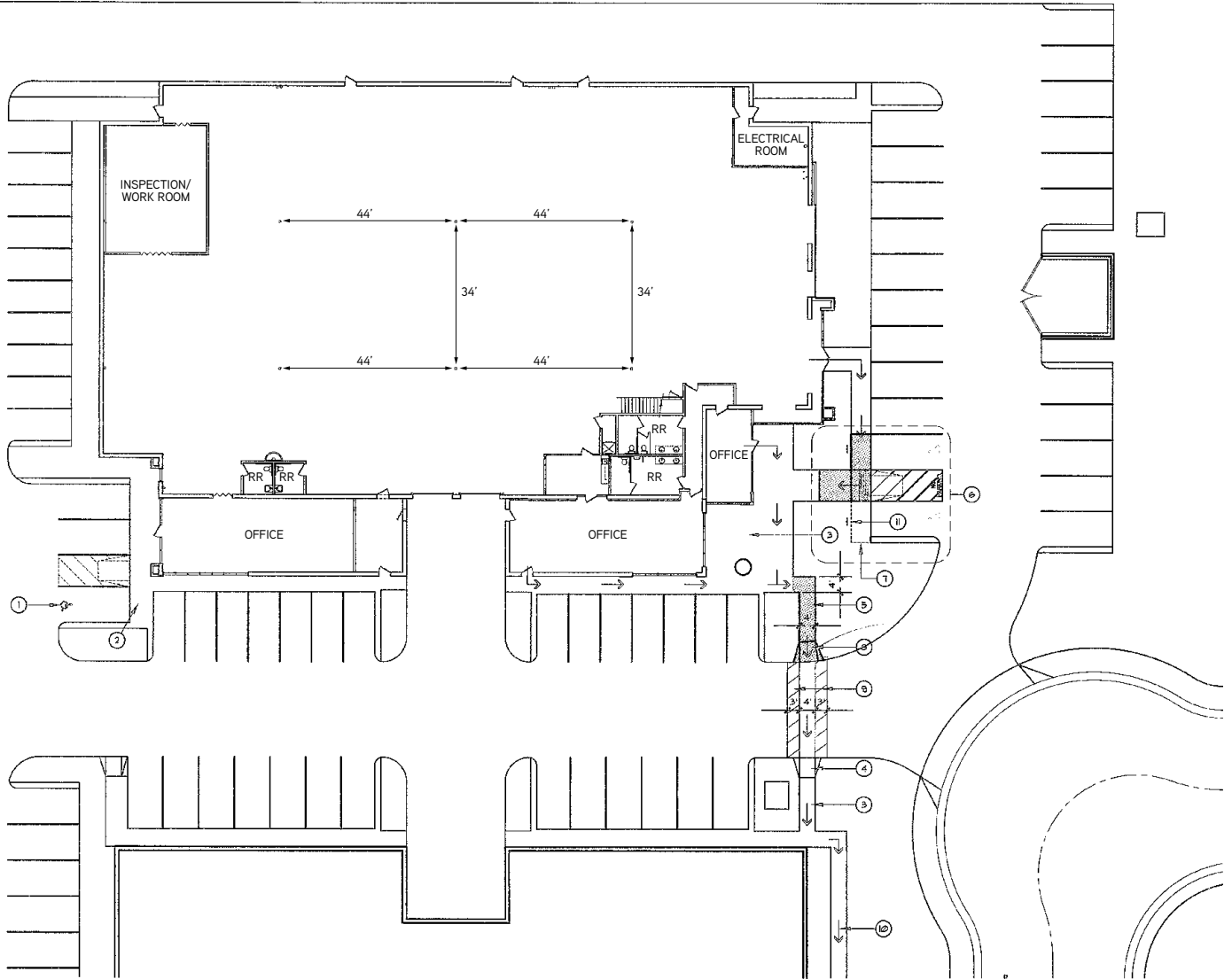
Senior Vice President  
+1 408 282 3893  
jim.castignani@colliers.com  
CA Lic. No. 00892264

Colliers International  
225 West Santa Clara Street  
10th Floor, Suite 1000  
San Jose, CA 95113  
P: +1 408 282 3800



Accelerating success.

Floor Plan



Aerial



Peet's Coffee & Tea  
**FedEx**  
Chipotle  
at&t  
**FIVE GUYS**  
BURGERS and FRIES  
**SUPERCUTS**  
ERIK'S DELICAFÉ

**Party City**  
**PETCO**  
Where the pets go.  
**DICK'S**  
SPORTING GOODS  
**DSW**  
**GameStop**  
power to the players  
**STAPLES**  
that was easy.  
**RED ROBIN**  
BURNING BURGERS  
**STARBUCKS**  
COFFEE  
Jamba Juice  
**Target**  
**CVS**

**SITE**



**PANDA EXPRESS**  
**HOBBY LOBBY**  
Bank of America  
Bank of Opportunity  
**Walmart**  
**BIG 5**  
SPORTING GOODS  
**McDonald's**

**THE HOME DEPOT**  
**SAFeway**  
**CVS**  
**STARBUCKS**  
COFFEE  
**TRADER JOE'S**  
**Walgreens**  
**BURGER KING**

**TACO BELL**  
**DOLLAR TREE**  
**ROSS**  
DRESS FOR LESS

**RITE AID**  
**TJ-maxx**  
**McDonald's**  
**PANDA EXPRESS**  
COMBEE CHINESE RESTAURANT  
**JO-ANN**  
stores inc  
**Sizzler**  
**AutoZone**  
**Jack**  
in the box  
**24 HOUR FITNESS**

