

±183,600 SF, DIVISIBLE TO ±88,650 SF
INDUSTRIAL BUILDING AVAILABLE
FOR LEASE

6500 CAMINO ARROYO

MCCARTHY

BUSINESS PARK
GILROY



MCCARTHY
DEVELOPMENT

ROCKPOINT

PROPERTY HIGHLIGHTS

 ±183,600 SF Industrial Building Divisible to ±88,650 SF

 ±9.35 Acre Site

 ±36' Clear Height

 2% Skylight Ratio

 General Industrial M-2 Zoning

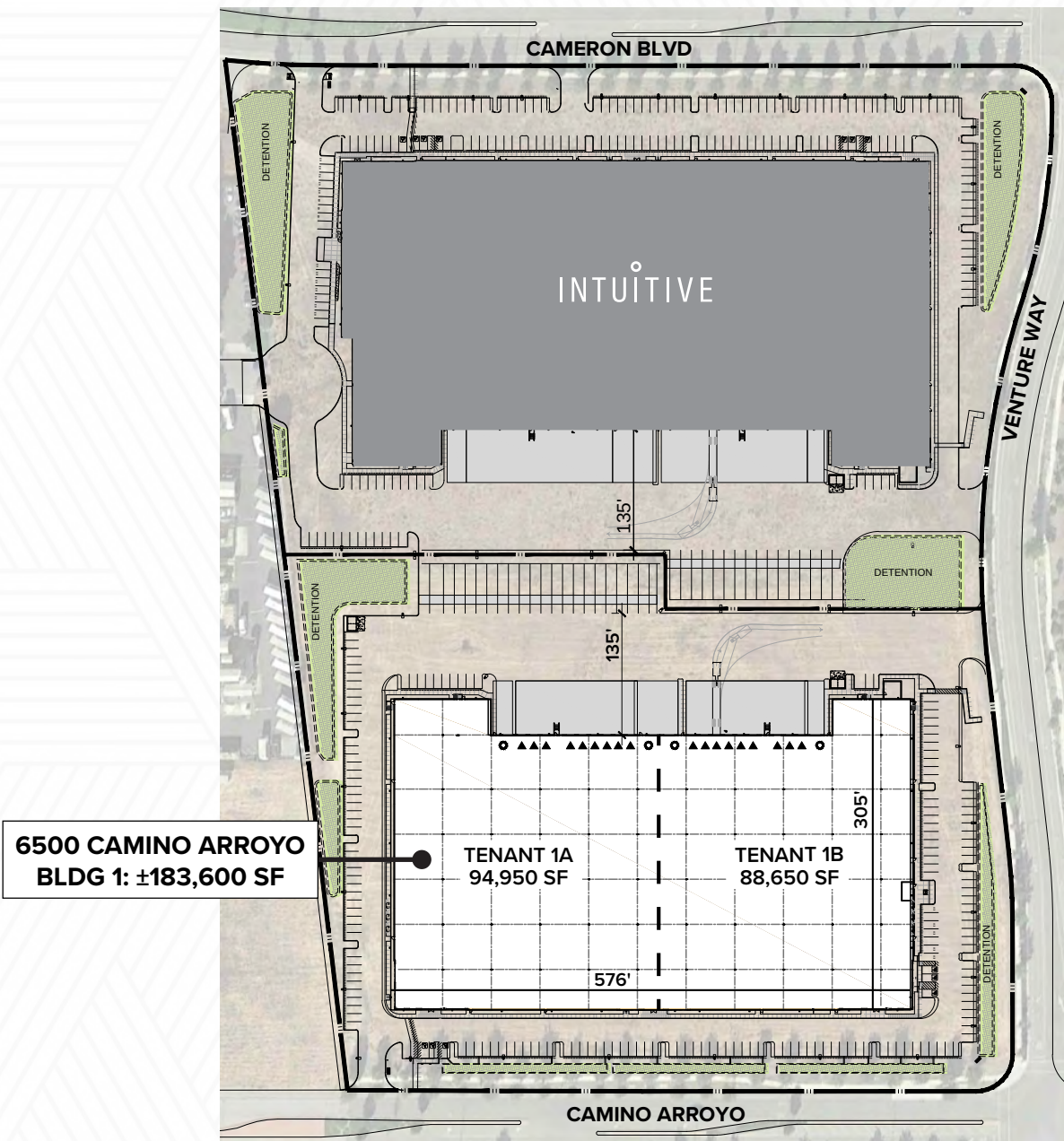
 ESFR Sprinklers System

 183 Car Parking

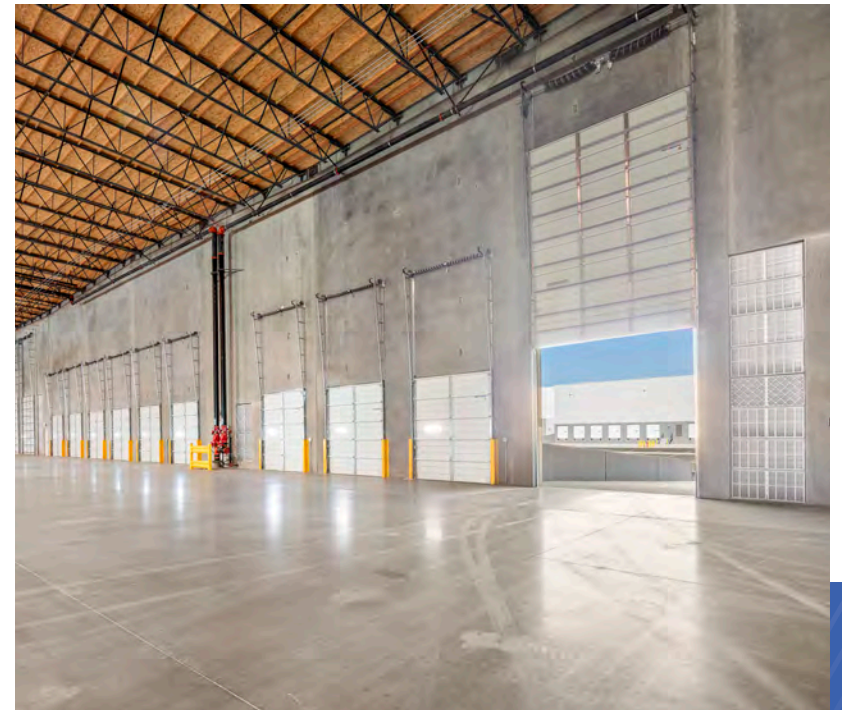
 22 Trailer Parking

 Direct Access to Hwy 101 and 152

SITE PLAN

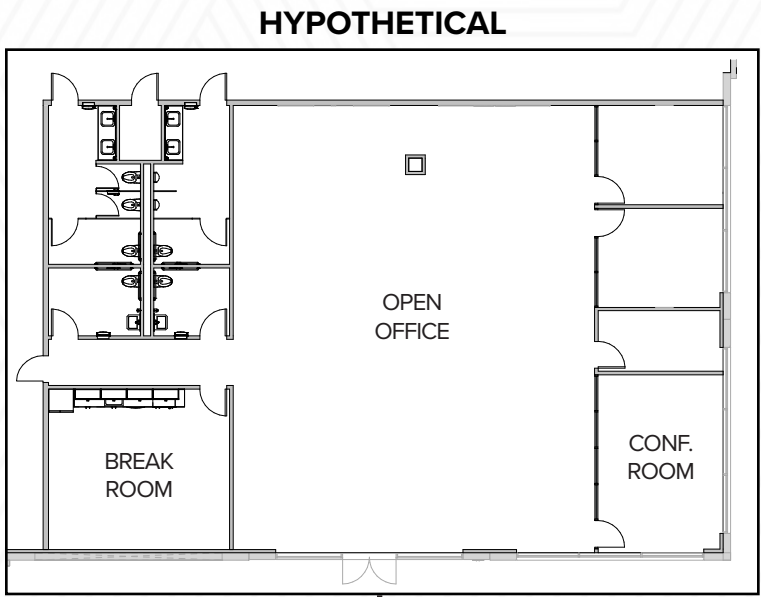
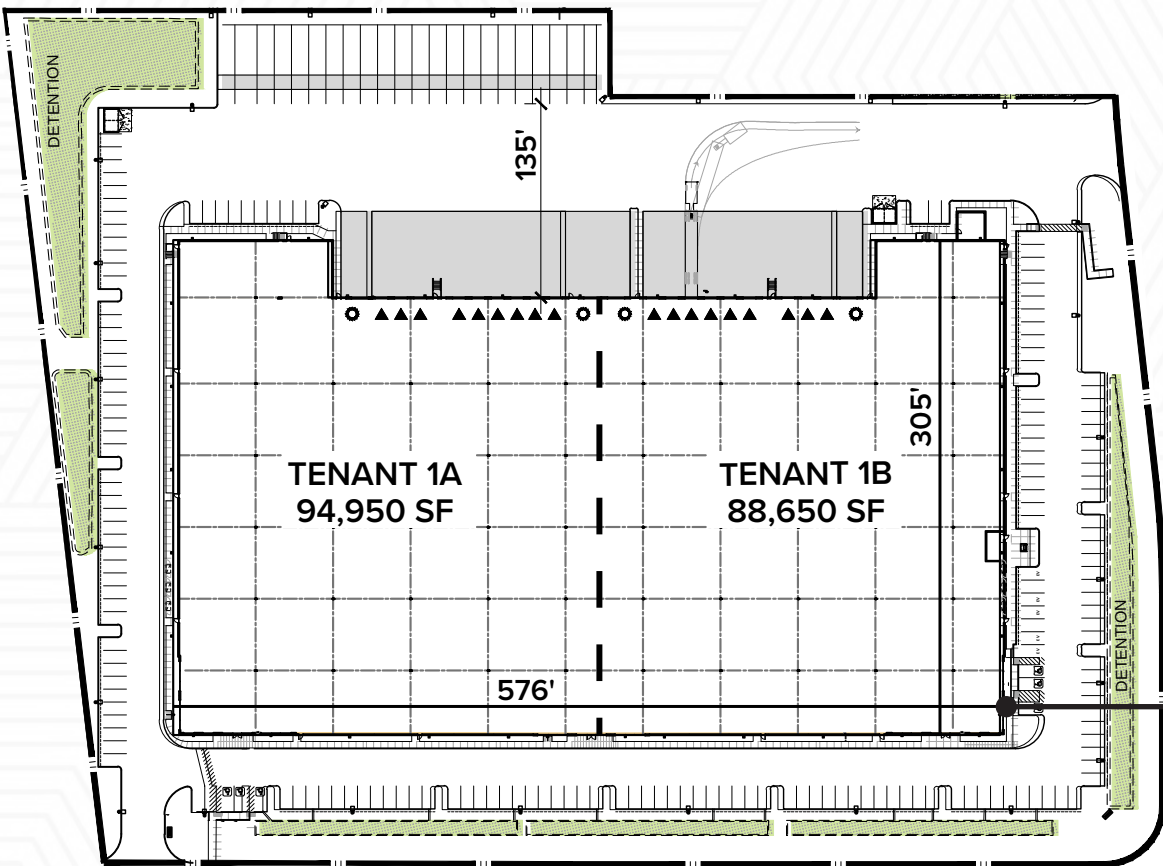


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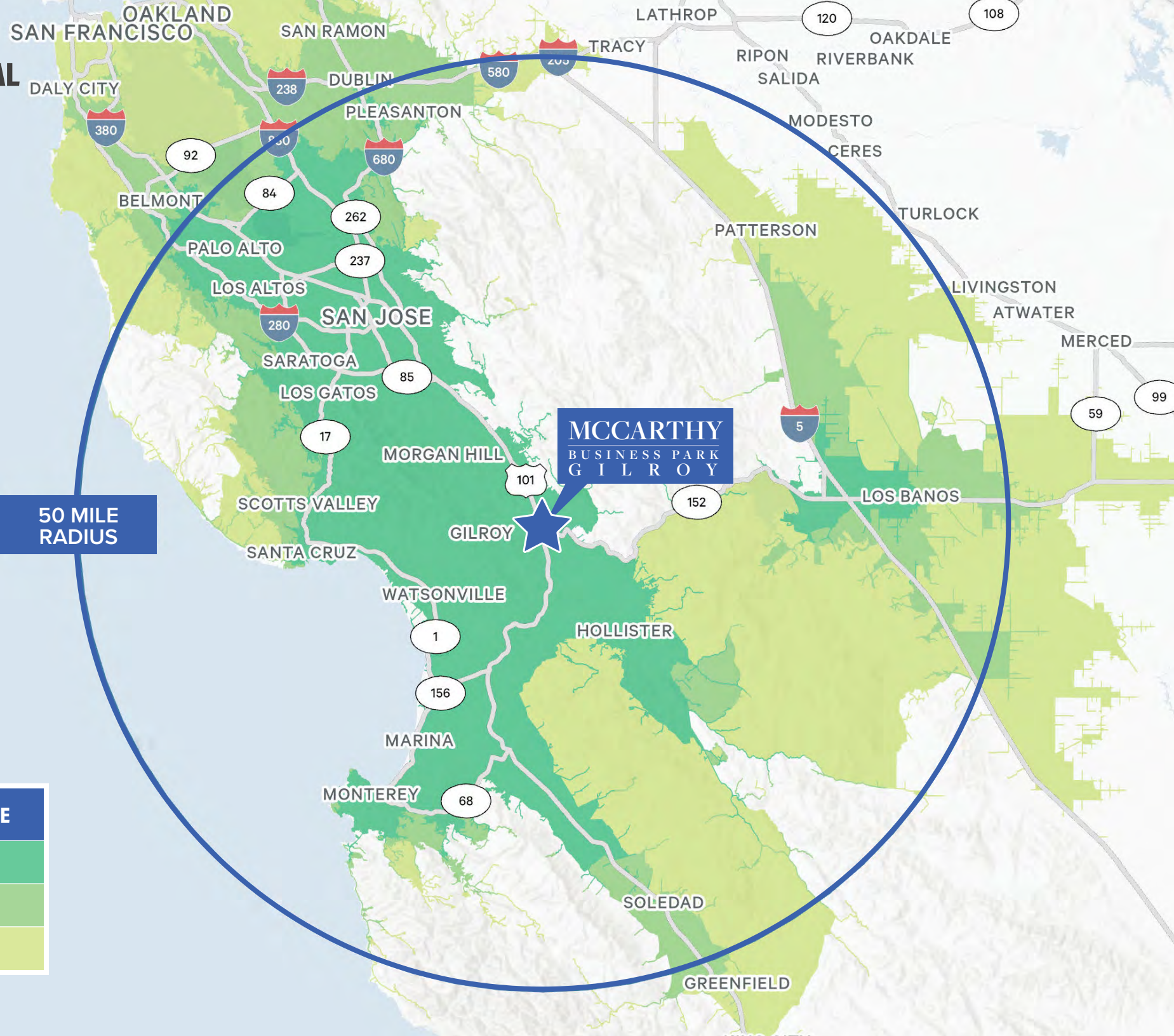
- ▲ Dock-High Doors
- Grade Level Doors

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

REGIONAL
MAP



50 MILE
RADIUS

MCCARTHY
BUSINESS PARK
GILROY

DRIVE TIME	
60 Minutes	
75 Minutes	
90 Minutes	

AMENITIES MAP



Caltrain

BURGER KING
ARCO

Valero

McDonald's

Chevron

CVS pharmacy

W

UnionBank

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
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

PEPSI

UNFI

MCCARTHY
BUSINESS PARK
GILROY

Gilroy Crossing
Target
BevMo!
Kohl's
CVS pharmacy
BARNES & NOBLE
Starbucks
Buffalo Wild Wings

PERFORMANCE FOODS



MCCARTHY
BUSINESS PARK
GILROY

EASY ACCESS TO HWY 5 VIA 152



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MCCARTHY
BUSINESS PARK
GILROY

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ROCKPOINT



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