

## **Prime 30K SF Showroom & Distribution Facility**

6881 Monterey Rd, Gilroy, CA 95020

### **Anthony Rosso**

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# Prime 30K SF Showroom & Distribution Facility

\$12.30 /SF/YR

Located along the bustling Monterey Road corridor in Gilroy, CA, this commercial property offers a rare combination of retail frontage and expansive warehouse space. The building spans 30,787 square feet on a single level, with the front portion designed for retail operations and the rear configured for high-volume warehousing. The layout supports a variety of business models, from showroom and distribution centers to hybrid retail-logistics operations. With its strategic location near downtown Gilroy and major transportation routes, this property provides outstanding visibility, accessibility, and operational flexibility....

- Location: The rear 16,000–17,000 SF warehouse features 22'–24' clear heights and heavy 600 Amp 3-Phase power, ideal for advanced R&D, e-commerce fulfillment.
- Configuration: Front retail + rear racked storage 600 Amp, 3-Phase Power.



Rental Rate:	\$12.30 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	30,787 SF
Year Built:	1990
Walk Score ®:	78 (Very Walkable)
Rental Rate Mo:	\$1.03 /SF/MO

## 1st Floor

Space Available	30,787 SF
Rental Rate	\$12.30 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

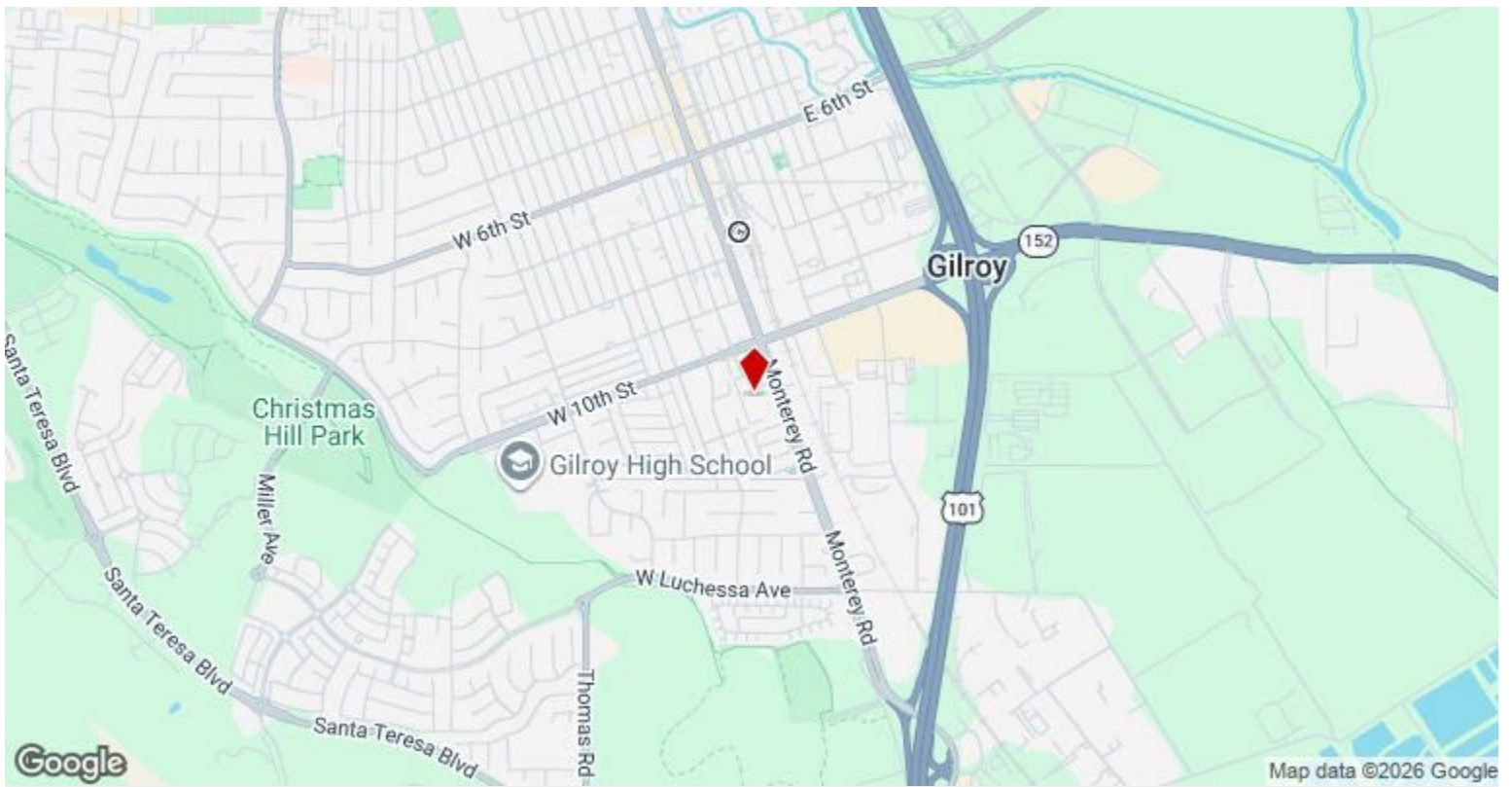
Flex / Light Industrial / Showroom. Available now, this expansive commercial building at 6881 Monterey Rd offers a total of 30,787 square feet, ideally configured for both retail and warehouse operations. The front 14,000 square feet was previously used for retail sales, featuring a customer-facing layout with excellent visibility. The rear 16,000 square feet boasts high ceilings and was used as racked warehousing, making it ideal for logistics, distribution, or storage-intensive businesses. This dual-purpose layout provides flexibility for a wide range of commercial uses in a prime Gilroy location.

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## Major Tenant Information

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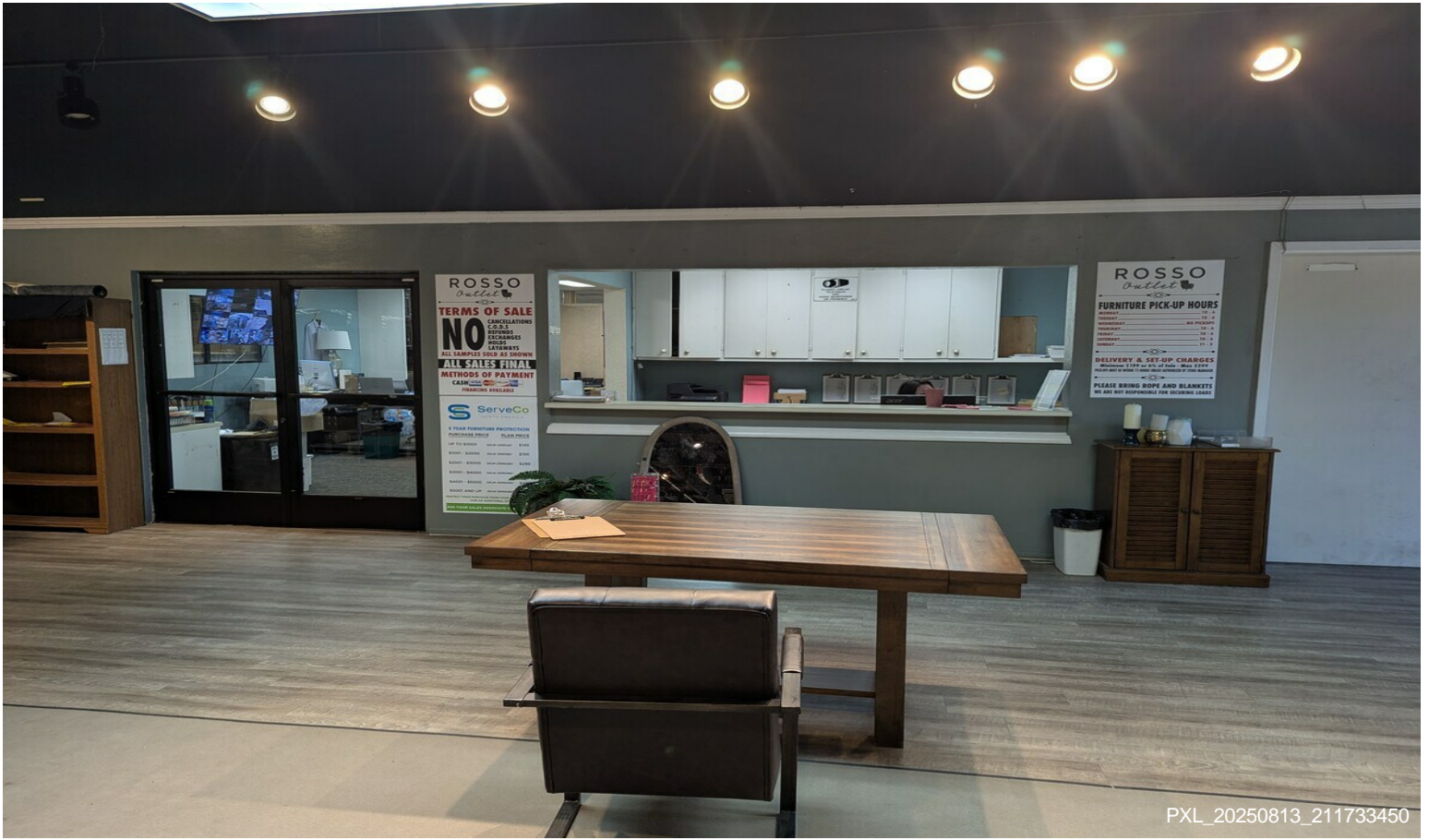
Tenant	SF Occupied	Lease Expired
Rosso's Furniture	-	



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# Property Photos



# Property Photos



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# Property Photos

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