

# For Sublease

±3.56 Acre IOS Yard

281 Yamane Drive  
Gilroy, CA



Accelerating success.

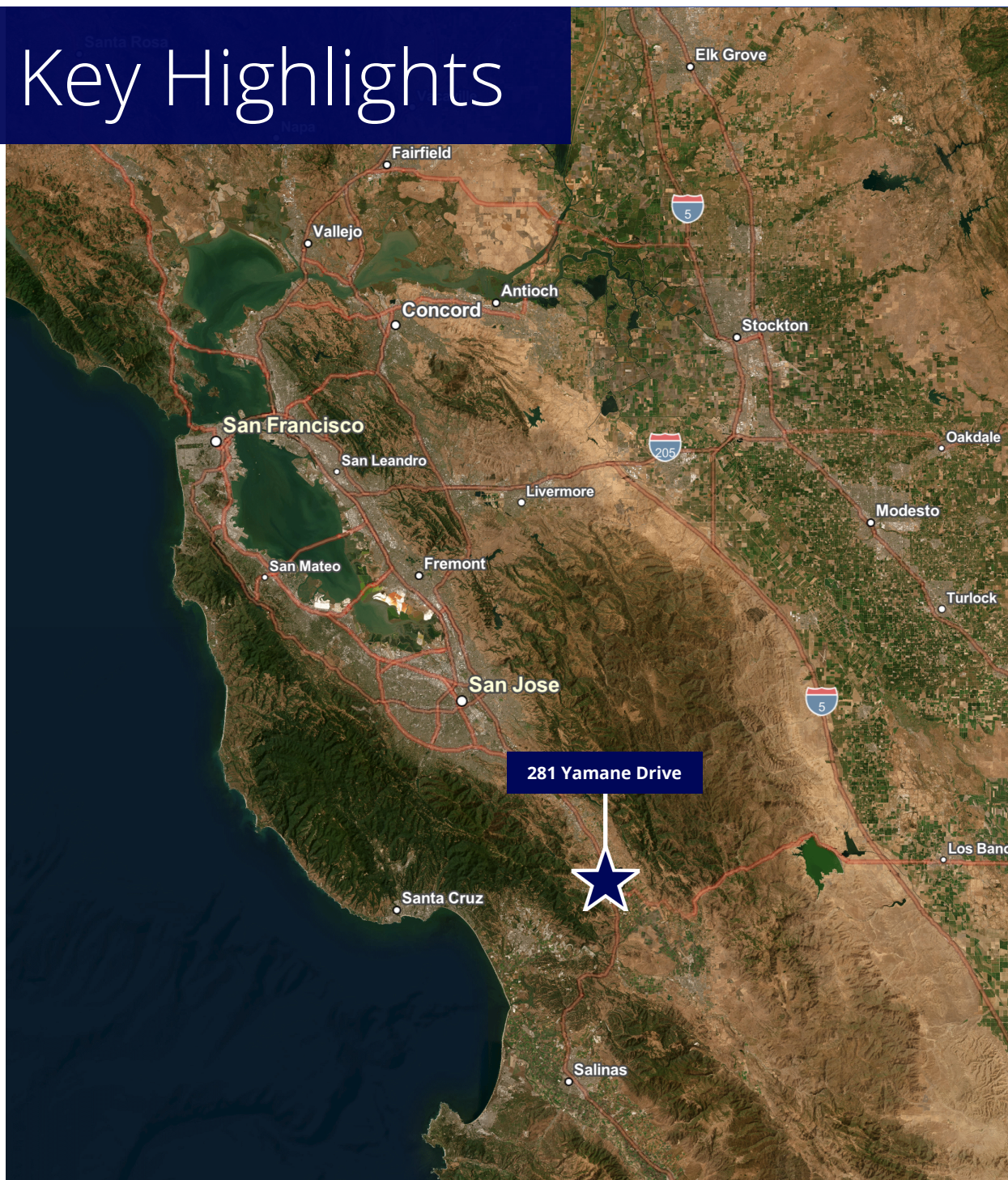


**Nick Ousman**, SIOR  
Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Jeff Barnes**  
Executive Vice President  
+1 408 218 3366  
jeff.barnes@colliers.com  
CA Lic. No. 00883278

**Colliers**  
1999 Harrison Street, Suite 1750  
Oakland, CA 94612  
+1 510 986 6770  
colliers.com

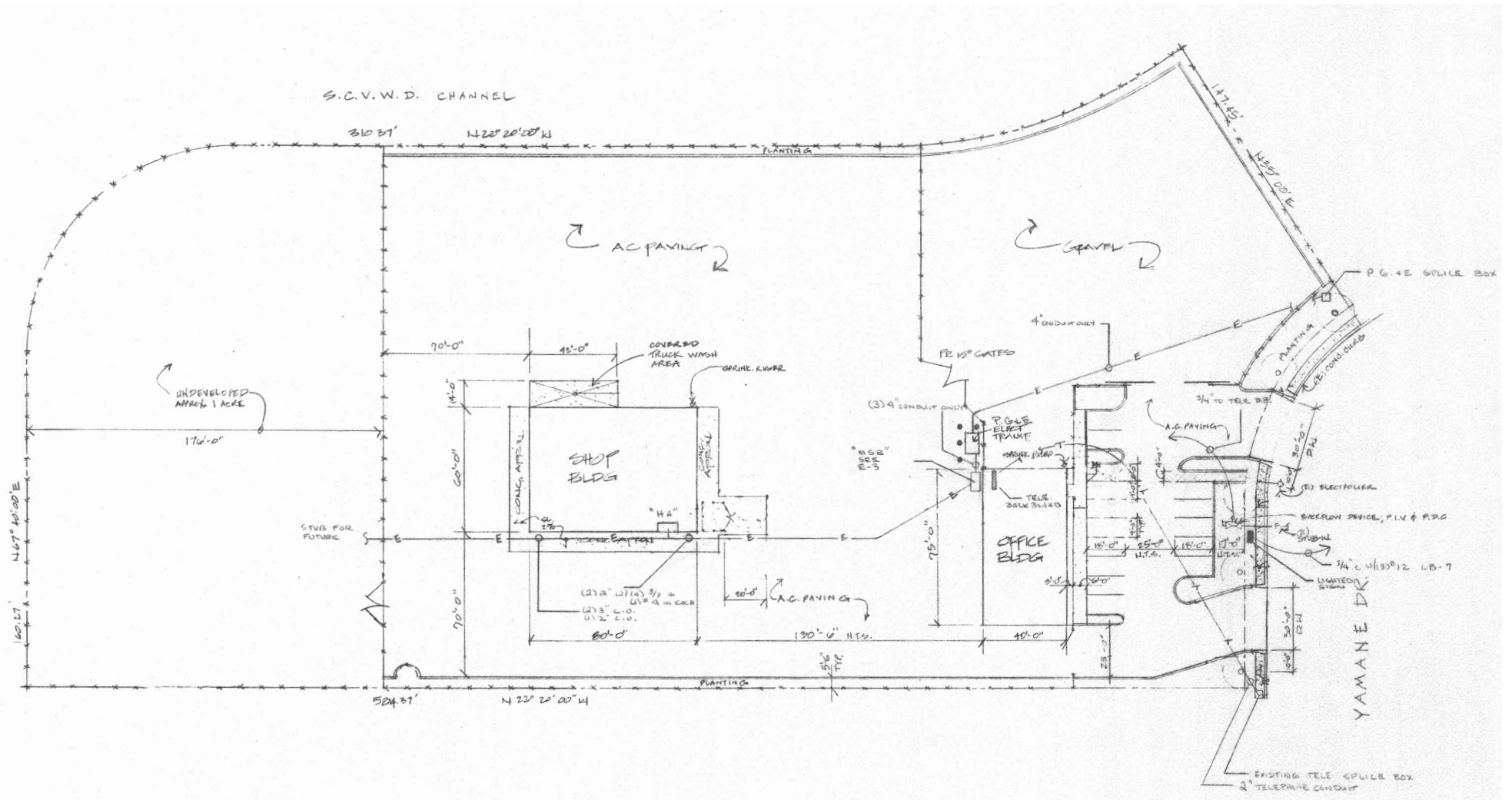
# Key Highlights



- Rare ±3.56 acre (±155,073 SF) fully fenced and secure yard ideal for outdoor storage and parking uses
- ±7,600 SF in shop and offices
- 4 grade level doors
- 16' clear height
- In close proximity to Highway 101 and Highway 152
- Zoning: Light Industrial (ML)
- Sublease term through 8/31/2032 (longer term direct deal with Landlord possible)
- Pricing: \$0.20 NNN per land SF

Gilroy serves as a key industrial and logistics hub at the southern gateway to Silicon Valley. With direct access to U.S. Highway 101 and State Route 152, the area provides efficient connectivity to the Bay Area, Central Valley, and Central Coast. Gilroy's location supports regional distribution and last-mile operations, and its business-friendly environment has attracted a growing base of industrial users seeking relief from tighter infill markets.

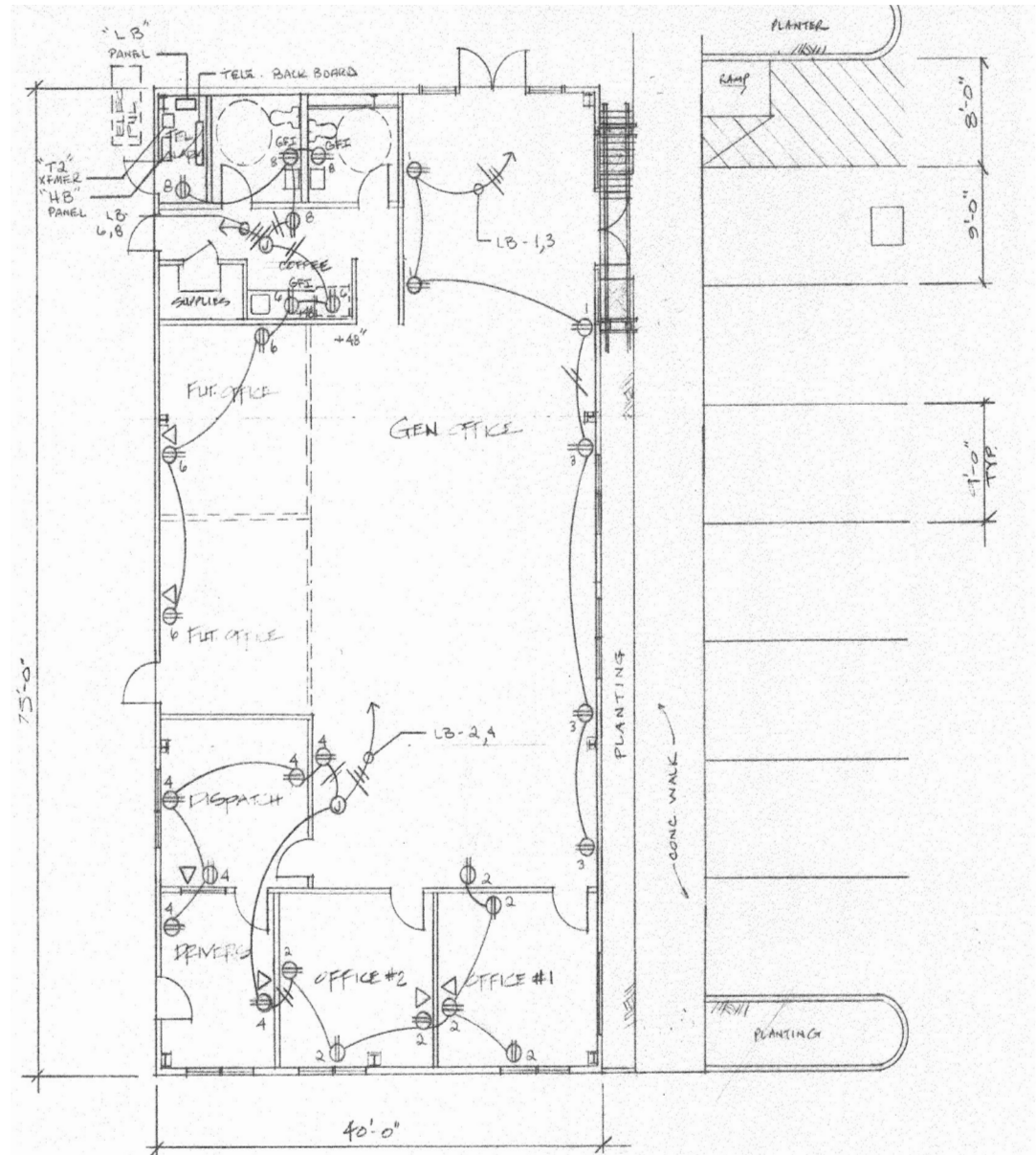
# Site Plan



# Office Floor Plan

## Office Building Highlights

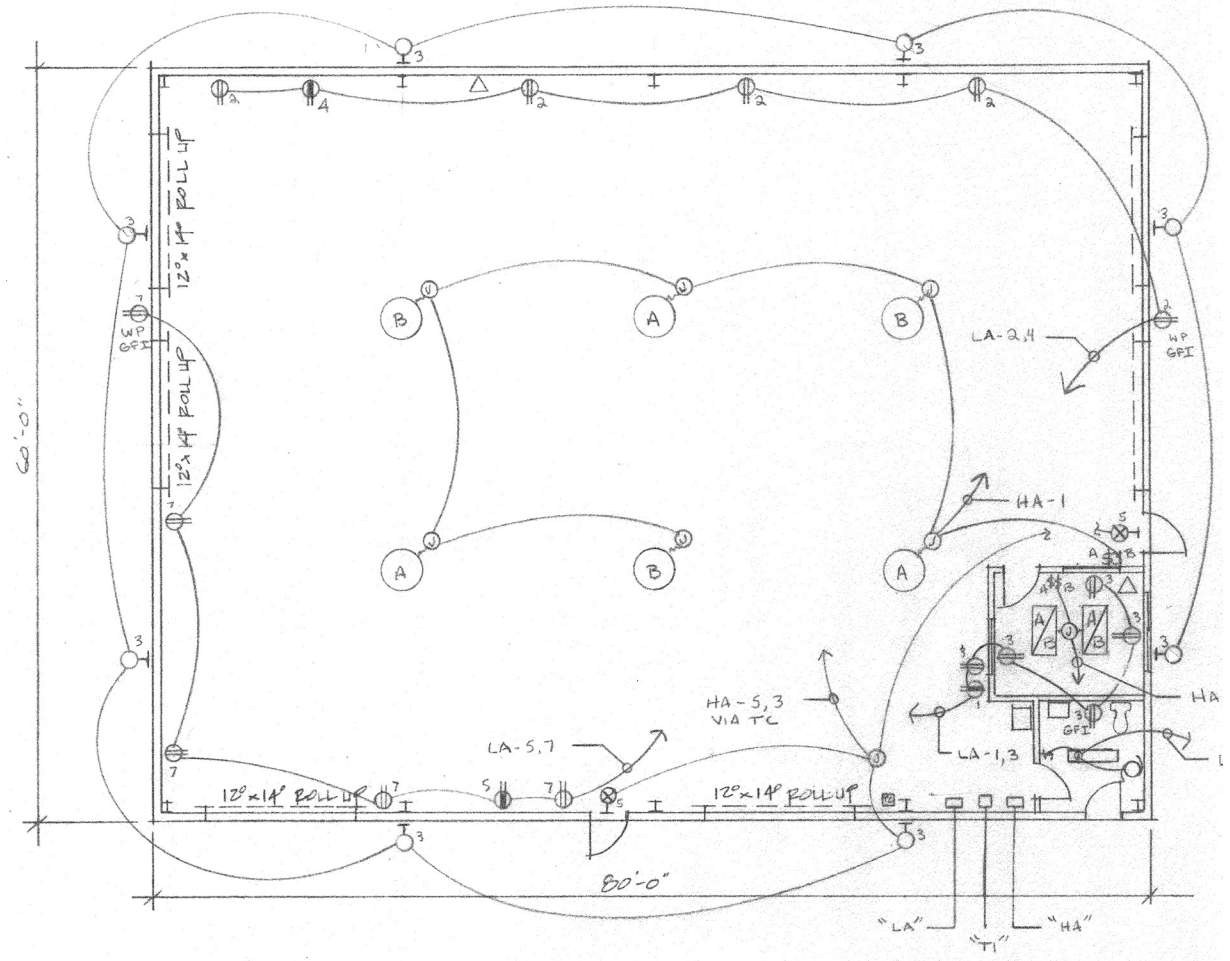
- ±2,800 SF
- 5 private offices, open office & lunchroom
- 2 restrooms



# Shop Building Floor Plan

## Shop Building Highlights

- ±4,800 SF
- 1 office and restroom
- ±588 SF covered truck wash station
- 16' clear height
- Insulated ceiling with skylights
- Sprinklered
- Distributed air lines
- Power 1200 amps 277/480 volts - 3 phase 4 wire





**Nick Ousman**, SIOR  
Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Jeff Barnes**  
Executive Vice President  
+1 408 218 3366  
jeff.barnes@colliers.com  
CA Lic. No. 00883278

**Colliers**  
1999 Harrison Street  
Suite 1750  
Oakland, CA 94612  
colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.