



## Property Information Sheet

# 241 Yamane Drive, Gilroy

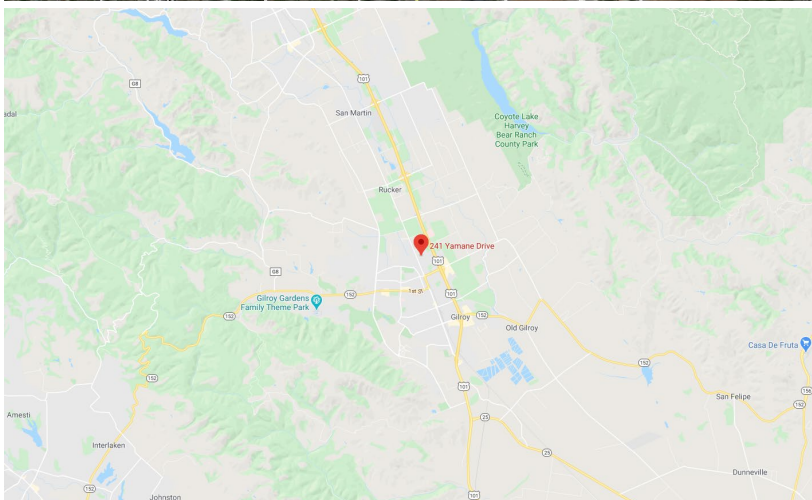
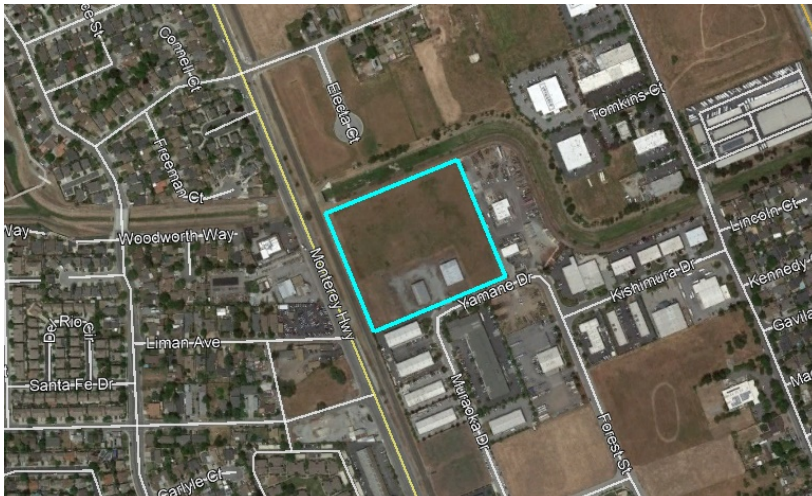


Image Source: Google Maps

### Property Details

**±8.85 acres**, flat rectangular parcel with two building improvements

**Location:** Approximately 1 mile from Highway 101

Santa Clara County

**Zoning:** M1 (Limited Industrial)

**General Plan designation:** Industrial Park

**APNs:** 835-02-057, 835-02-004

**Description:** Approximately 600 feet x 650 feet, the parcel has two buildings near its southern edge. Both buildings are corrugated metal and measure 80'x100' and 60'x100' and are easily accessed from Yamane Drive.

**Environmental:** Phase I Environmental Site Assessment complete

**PG&E Facilities:** PG&E will reserve an easement for an electric distribution line on a small portion of the property

**Other Notes:** This property represents the rare opportunity to develop a vacant parcel of industrial land in Santa Clara County that is also within an IRS-designated Opportunity Zone

**Opportunity Zones** are areas designated for [federal tax incentives](#) to encourage investment. Property is in Opportunity Zone Census Tract #5126.04.

Contact PG&E at [John.Cosgove@pge.com](mailto:John.Cosgove@pge.com)

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.

It may be subject to error, change, or withdrawal. Interested parties should contact PG&E to verify details about the property.