

FLEMING BUSINESS PARK

1057 MONTAGUE EXPRESSWAY, MILPITAS, CA

PRIME
SILICON VALLEY
WAREHOUSE

+128,173
SQUARE FEET
FOR LEASE



FLEMING BUSINESS PARK

MILPITAS, CA

PROJECT:

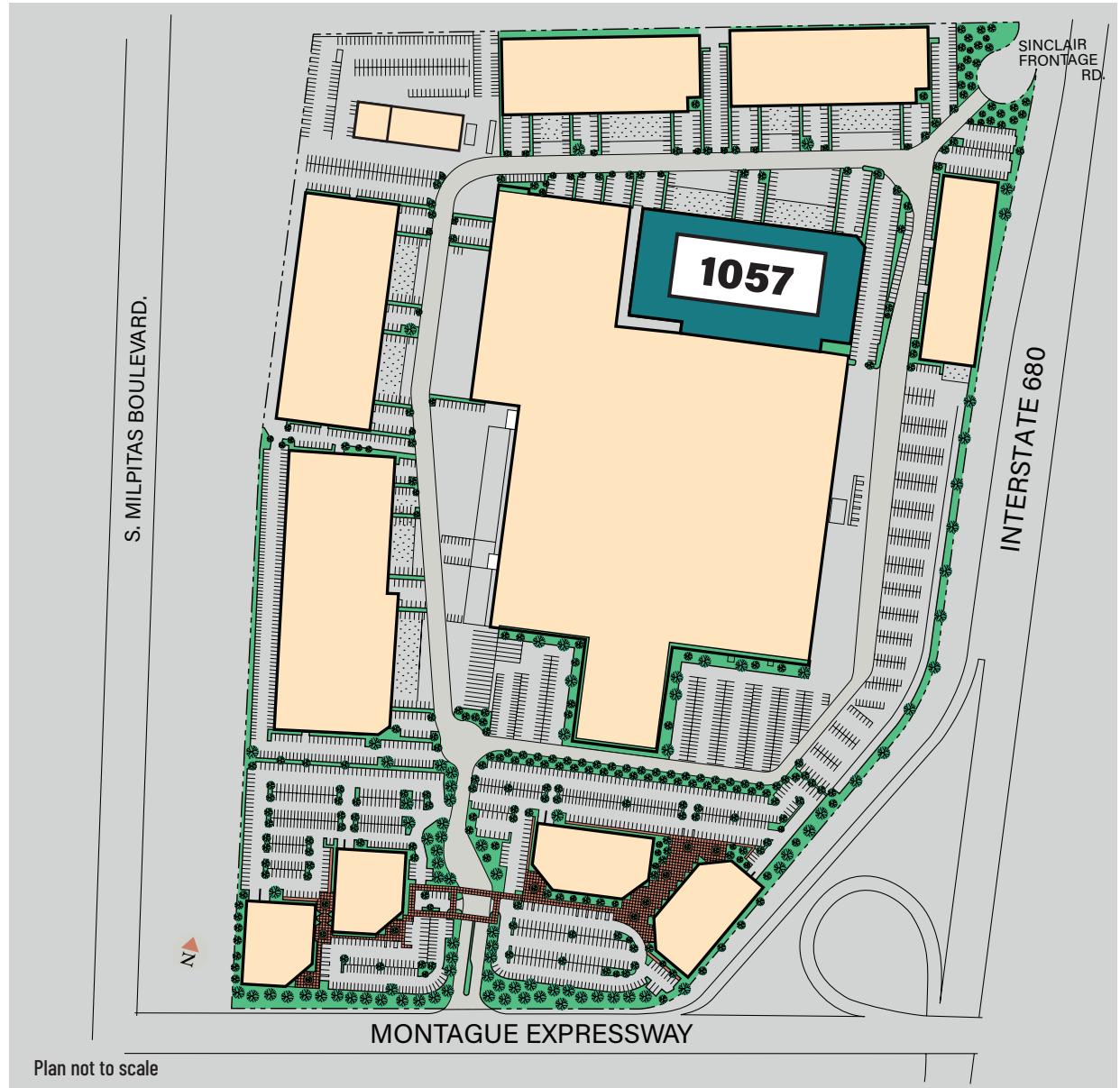
- Master planned Fleming Business Park- 1,200,000+ square feet of industrial space.
- Walking distance to Light Rail Station and BART station.
- On-site Property Management office.

COMMENTS:

- Located at the junction of I-680 and Montague Expressway.
- This Business Park offers immediate access to I-680, and close proximity to I-880 and Highway 237. This site has secondary access from Sinclair Frontage Road.
- Minutes from the Great Mall and many other nearby merchants offering shopping, banks, restaurants and entertainment.
- A.C. Transit bus stop at business park.

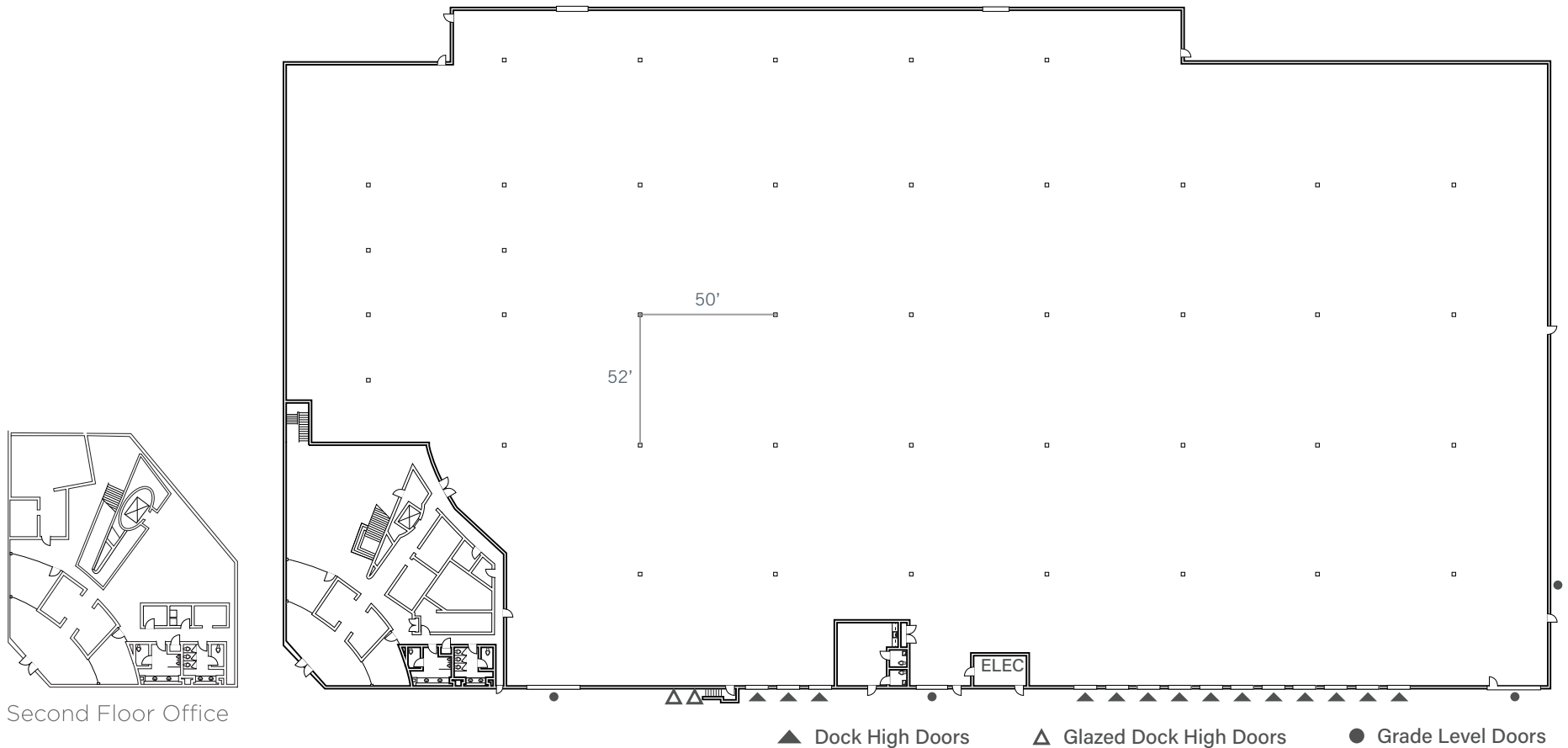
PARKING:

- Abundant employee parking.



1057 MONTAGUE EXPRESSWAY

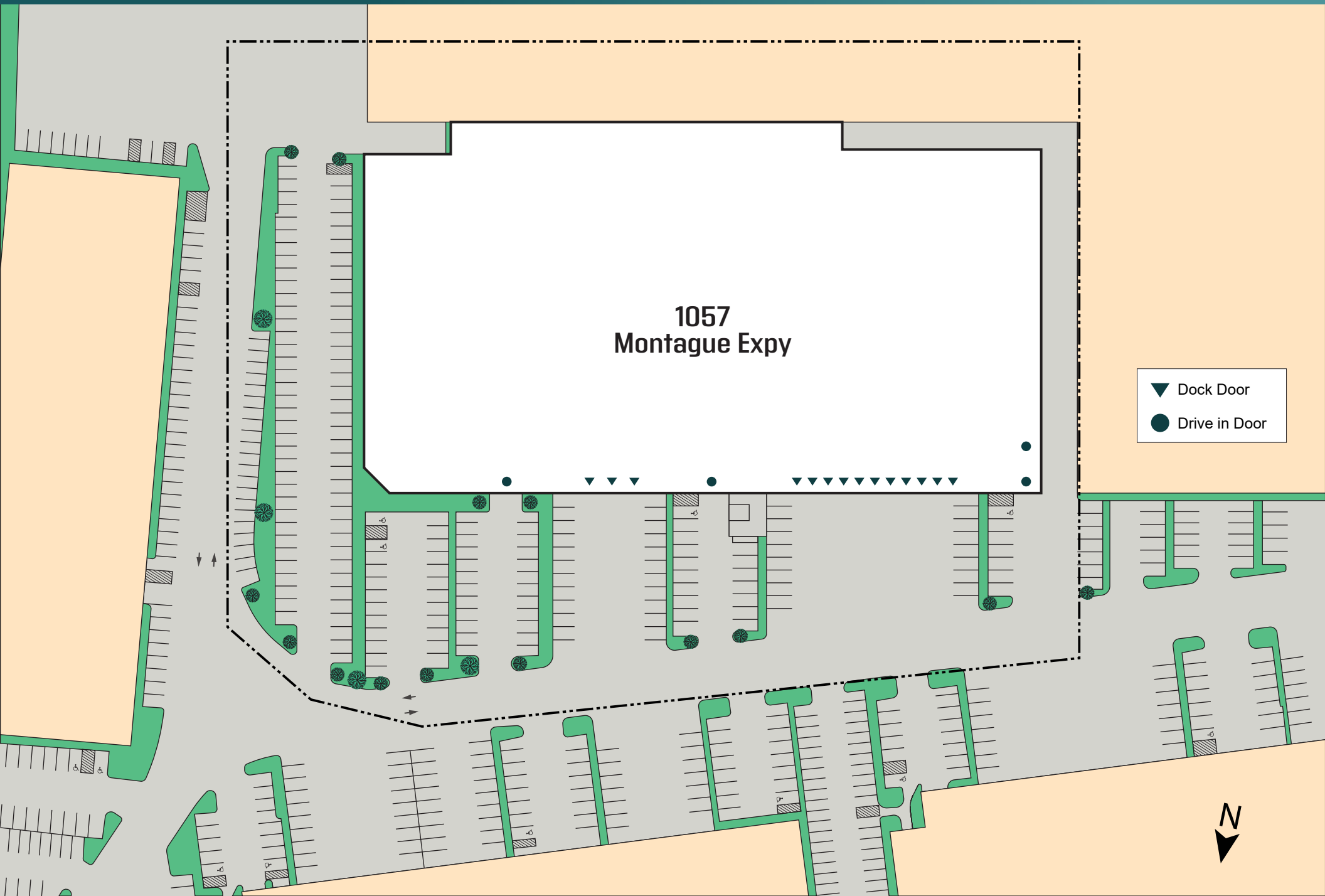
FLOOR PLAN



- ±128,173 SF warehouse facility
- ±10,000 SF 2-story open office with elevator
- 26'8" minimum clear height (warehouse)
- 16 dock high doors (includes 2 currently glazed)
- 4 grade level doors
- Fully sprinklered - GPM 0.6/2,000
- 1,600 amps @ 277/480-volt, 3 phase power
- 50' x 52' typical column spacing
- Abundant employee parking w/ generous truck staging capabilities - 158 spaces
- Warehouse light sensors
- Available 9/1/26

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SITE PLAN



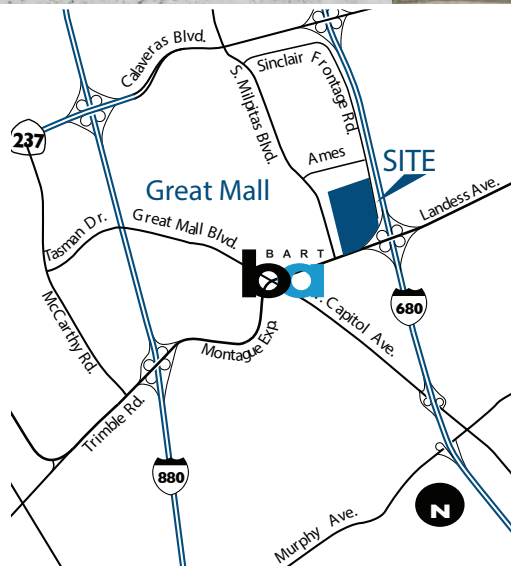
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MILPITAS, CA

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