

FOR LEASE

Multi-Tenant Industrial Space

CONTACT

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Montague East Business Park

1051 Pecten Court, Milpitas

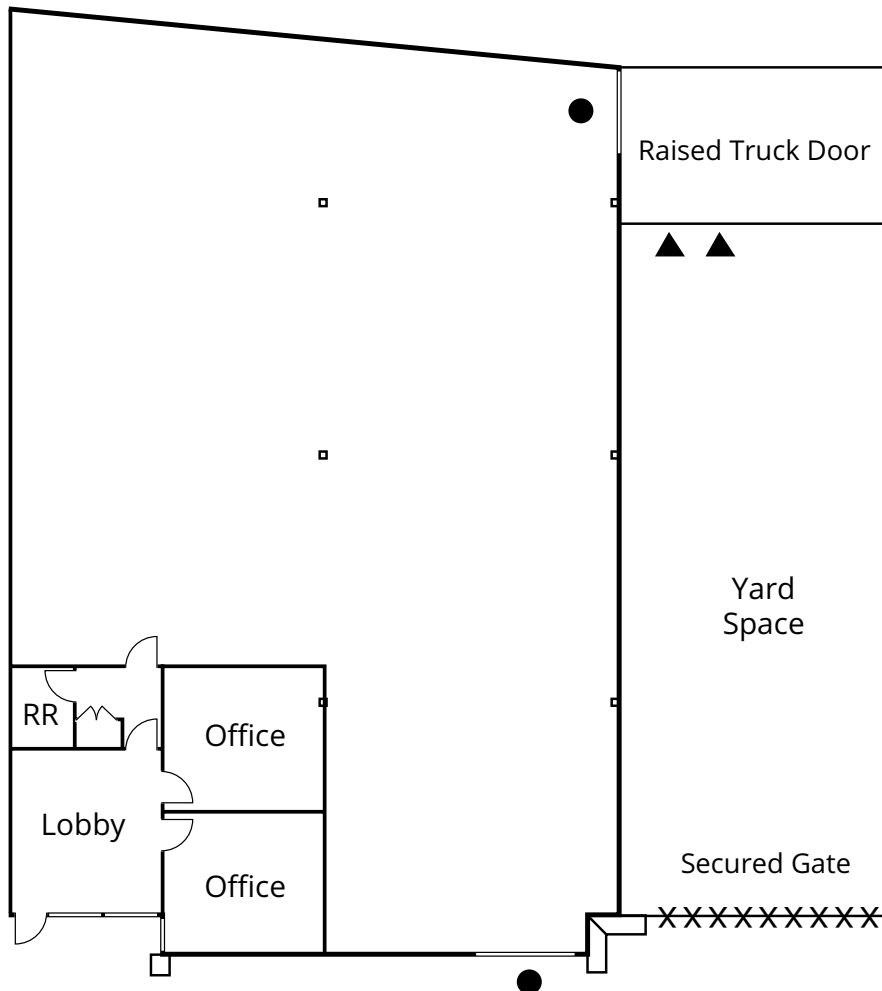
- **±5,740 SF**
- 15% Office, Balance Warehouse
- 2 Private Offices
- 1 Grade Level Door & 1 Dock High Door
- Fully Fire Sprinklered
- 200 Amps, 120/208 Volts
- Fenced Yard
- Asking: \$1.85/SF Ind. Gross (\$0.30/SF CAM)
- Available 01-01-2026
- ***Can be combine with 1055 Pecten Court for a total of ±11,590 SF***

1055 Pecten Court, Milpitas

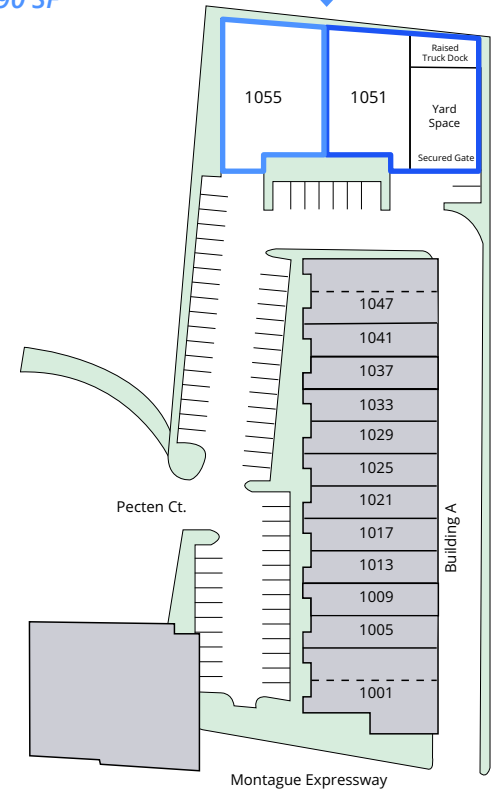
- **±5,850 SF**
- 10% Office, Balance Warehouse
- 2 Grade Level Doors
- Fully Fire Sprinklered
- 200 Amps, 120/208 Volts, 3 Phase Power
- Skylights
- Asking: \$1.75/SF Ind. Gross (\$0.30/SF CAM)
- Available Now
- ***Can be combine with 1051 Pecten Court for a total of ±11,590 SF***

Floor Plan

1051 Pecten Court, Milpitas
±5,740 SF



Can be combine with
1055 Pecten Court for
a total of ±11,590 SF



- = Available ● = GL Door
- = Leased = Lockbox

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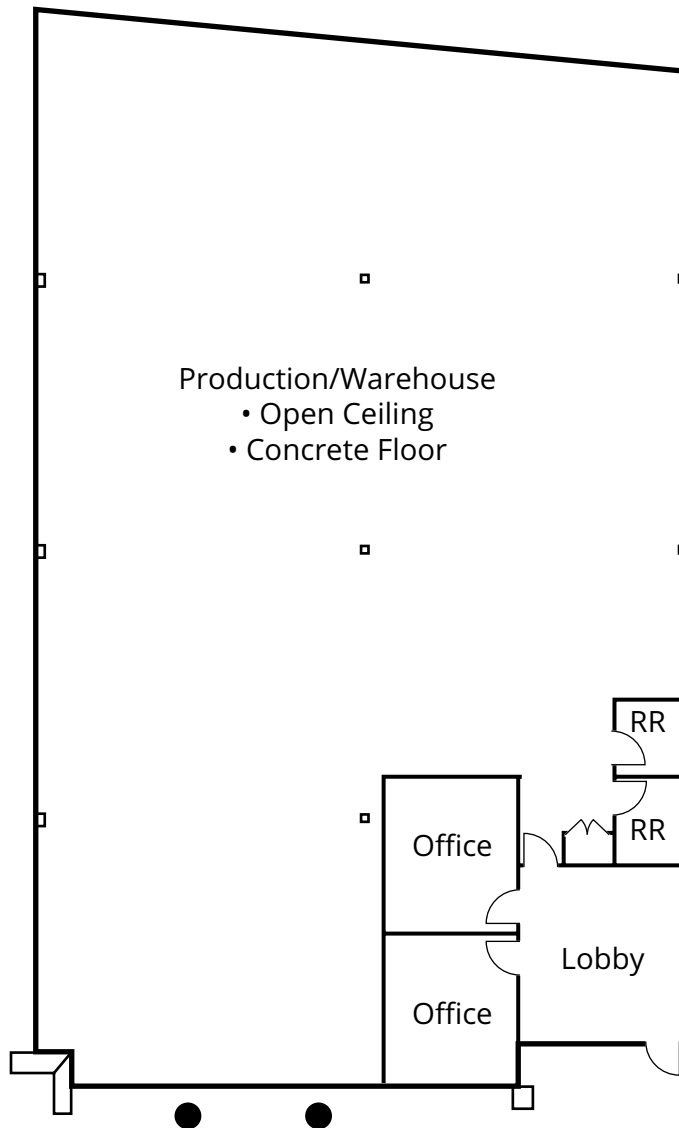
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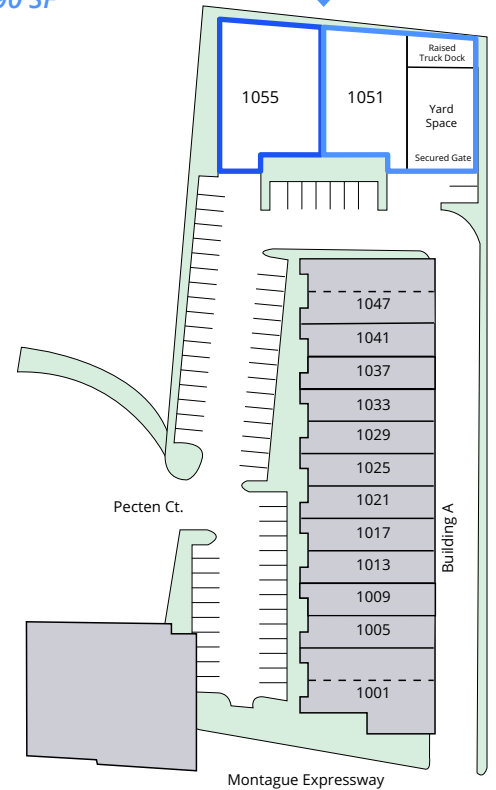
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Floor Plan

1055 Pecten Court, Milpitas
±5,850 SF



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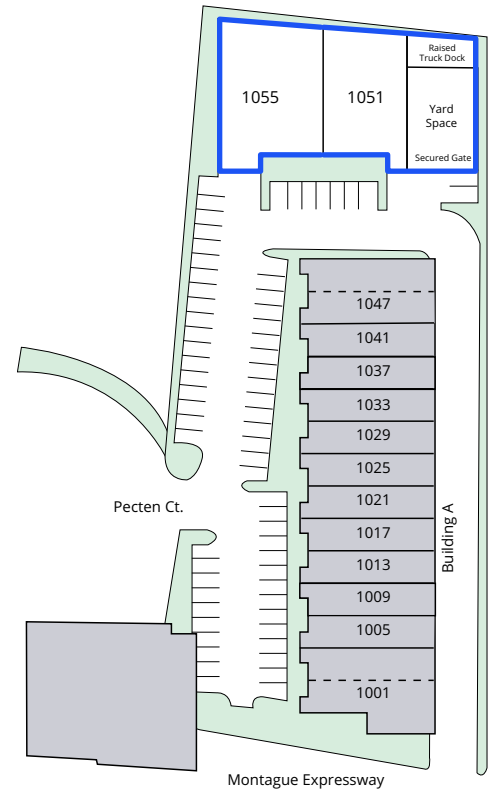
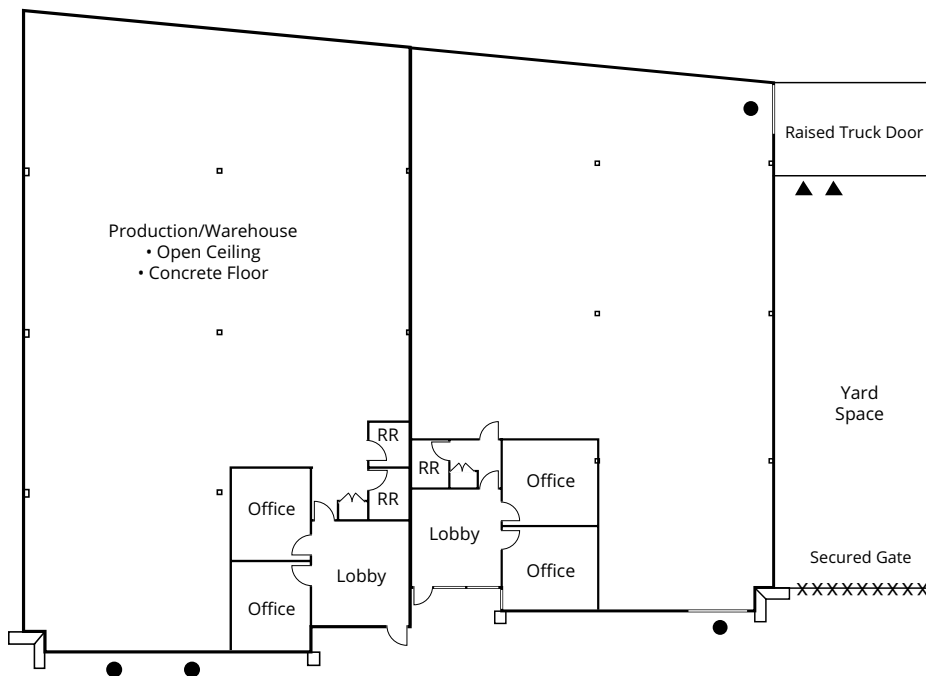
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Floor Plan

1051-1055 Pecten Court, Milpitas
±11,590 SF



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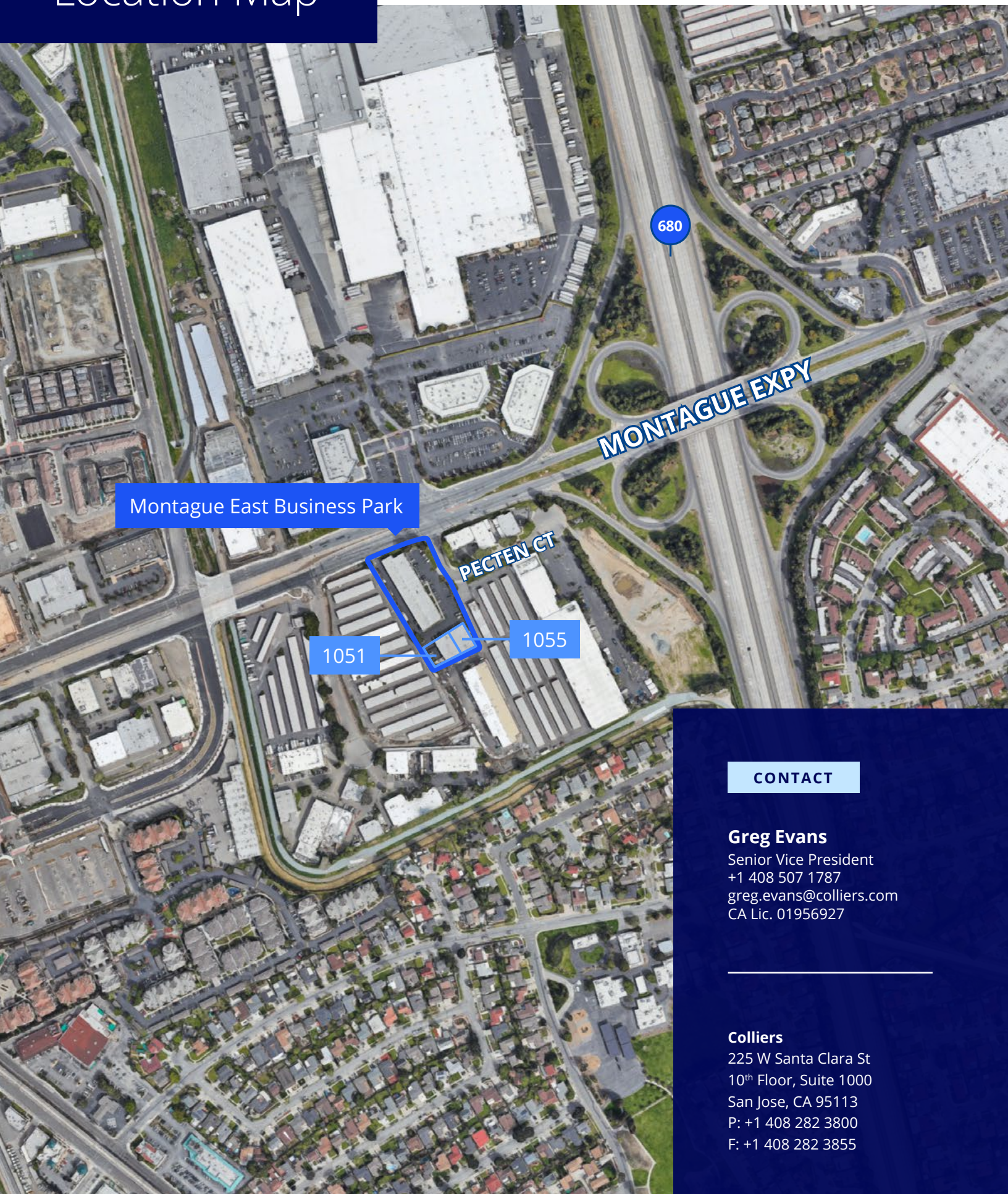
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Location Map



Montague East Business Park

MONTAGUE EXPY

680

PECTEN CT

1051

1055

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Amenities Map

McCarthy Ranch Marketplace



Great Mall



Montague East Business Park

North Park Plaza



Brokaw Commons



Sprout @ Brokaw



Milpitas Square



River Oaks



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