



±294,000 SF NEW DEVELOPMENT

STATE-OF-THE-ART INDUSTRIAL/ADVANCED  
MANUFACTURING BUILDING

475 SYCAMORE DRIVE  
MILPITAS | CALIFORNIA





## HIGHLIGHTS

- ± 294,000 SF Industrial/Advanced Manufacturing Building
- Site Area: ±14.03 AC
- Clear Height: ±40'
- Office Area: ±12,000 RSF
- Power: 4,000 Amps @ 277/480 (expandable)
- Loading: 38 docks, 2 grade level doors
- Auto Parking: 228 stalls
- 23 EV Charging Stations
- Trailer Parking: 52 stalls, easily converted to additional auto parking
- Truck Apron Distance: 60'
- Slab Thickness: 8"
- Skylight Ratio: 2% With Fall Protection
- ESFR Sprinkler System
- LEED Silver
- Frontage & Visibility on I-880; Building & Monument Signage Potential
- Less than ½ Mile from VTA Light Rail with 1-Stop Connection to Great Mall (Milpitas) & BART Station
- ±60 Minute BART Ride to Embarcadero Station, San Francisco

## ± 294,000 SF Industrial/Advanced Manufacturing Building





475 SYCAMORE DRIVE  
± 294,000 SF



GREAT MALL PARKWAY

TASMAN DRIVE

ALDER DRIVE

BARBER LANE

SYCAMORE DRIVE

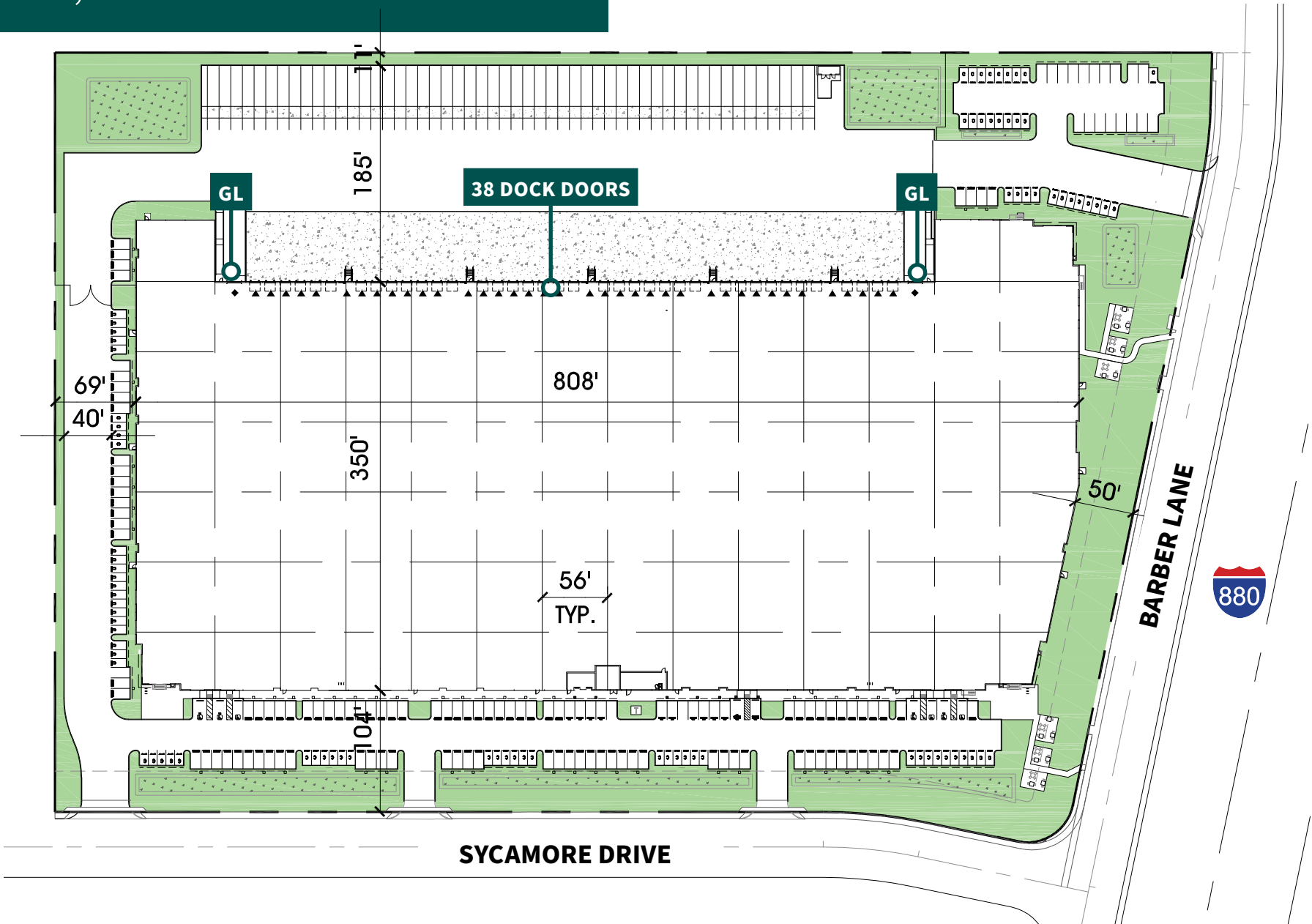
BUCKEYE DRIVE





# 475 SYCAMORE DRIVE

± 294,000 SF





# Amenities & Transportation

## MCCARTHY RANCH MARKETPLACE

- Cajun Crack'n
- Dish N' Dash
- In-N-Out Burger
- McDonald's
- Planet Fitness
- Shabuya
- Starbucks
- Taco Bell
- Taqueria Los Cuñados
- Walmart
- The Sandwich Spot
- Hilton Garden Inn
- Larkspur Landing

## GREAT MALL

- McDonalds
- Outback Steakhouse
- Kelly's Cajun Grill
- Olive Garden
- Chipotle
- Pho 90 Degree
- Villa Fresh Italian Kitchen
- Popeyes
- Charleys Cheesesteaks
- Chinese Gourmet Express
- Burger King
- Great Khan's Magnolian
- Jamba Juice
- Cold Stone
- TownPlace Suites by Marriott Milpitas
- Courtyard by Marriott Milpitas Silicon Valley

## MILPITAS SQUARE

- 99 Ranch Market
- Mayflower Seafood
- Tasty Pot
- Loving Hut
- Extended Stay America
- Hampton Inn
- Staybridge Suites

## 85°C Bakery Café

- Koi Palace
- The Rice House
- Top Café
- FT BBQ



ALDER VTA LIGHT RAIL STATION

GREAT MALLEXPY

ETASMAN DRIVE

475 SYCAMORE



MILPITAS BART STATION



Sonesta Silicon Valley  
Sheraton San Jose Hotel

MONTAGUE EXPY



10 Minute Walk  
to Alder VTA  
Light Rail Station



+/- 5 Minute Ride  
on VTA Light Rail from  
Alder Light Rail Station to  
Milpitas Bart Station



+/- 1 Hour  
from Milpitas BART station  
to Embarcadero  
Station SF



## GO BEYOND THE BUILDING

**Prologis Essentials** is the single source for warehouse solutions to keep facilities running at a high level of efficiency. Our offerings are easy and convenient to procure and implement, providing support for move-in, moving forward, and growing any business.

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### ACCESS TO THE PROLOGIS ESSENTIALS PLATFORM INCLUDES:

- [Operations Essentials](#)
- [Energy Essentials](#)
- [Workforce Essentials](#)
- [Mobility Essentials](#)
- [Digital Essentials](#)

Your single-source service for efficient move-in and operations:

**prologisessentials.com**

### MATERIAL HANDLING

- A. Racking & Shelving
  - I. Layout and Design
  - II. New and Used Material
  - III. Permitting Services
  - IV. Buybacks and Liquidations
- B. Forklifts
  - I. Electric and Propane
  - II. New, Used, and Refurbished
  - III. Rentals
  - IV. Service



### ENERGY

- A. Solar
- B. LED Lighting
- C. EV Charging
- D. Generators



### AUTOMATION/ ADVANCED SOLUTIONS

- A. Conveyor and Sortation
- B. Locus Robotics
- C. VLMs, Shuttles, Carousels, AS/RS
- D. Pick Modules/Mezzanine

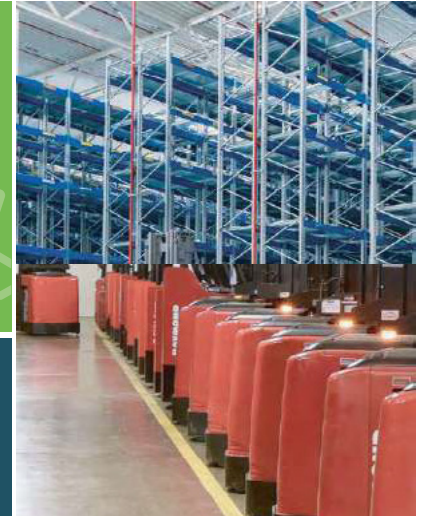
### SMART BUILDING

- A. Fiber Backbone
- B. Network and Cabling
- C. Internet Service
- D. Access Points
- E. Security Cameras and Monitoring Services
- F. Badge Access and Control
- G. Barcode Scanning



### PRODUCTS AND SERVICES

- A. Moving and Relocation Services
- B. HVLS Fans
- C. Office Furniture
- D. In-Plant Modular Offices
- E. Yard Ramps
- F. Janitorial Service
- G. Pest Control



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