

475 Sycamore Drive Milpitas

±150,000 – 294,000 SF NEW DEVELOPMENT

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



Highlights

±150,000 – 294,000 SF
INDUSTRIAL/ADVANCED MANUFACTURING BUILDING

±150,000 – 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 up to 8,000 amps)

Loading: 38 docks, 2 grade level doors

Auto Parking: 225 stalls

12 EV Charging Stations

Trailer Parking: 52 stalls, easily converted to additional
auto parking

Truck Apron Distance: 60'

Slab Thickness: 8"

Skylight Ratio: 2%

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



Aerial

475 SYCAMORE

TASMAN DRIVE

ALDER DRIVE

BARBER LANE

SYCAMORE DRIVE

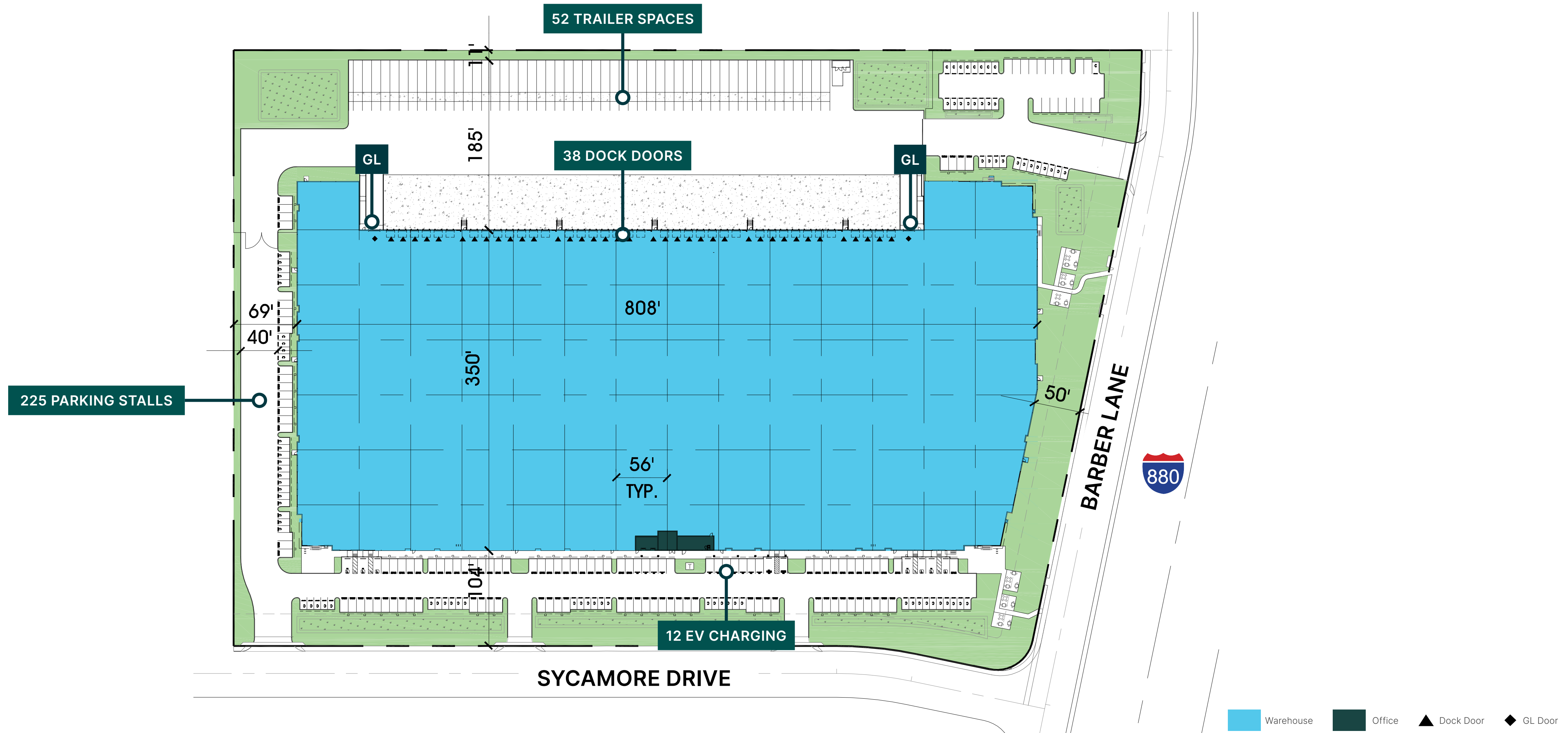
BUCKEYE DRIVE

GREAT MALL PARKWAY



Site Plan

±150,000 – 294,000 SF
INDUSTRIAL/ADVANCED MANUFACTURING BUILDING



Amenities & Transportation



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



Prologis Essentials

Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

[LEARN MORE >](#)

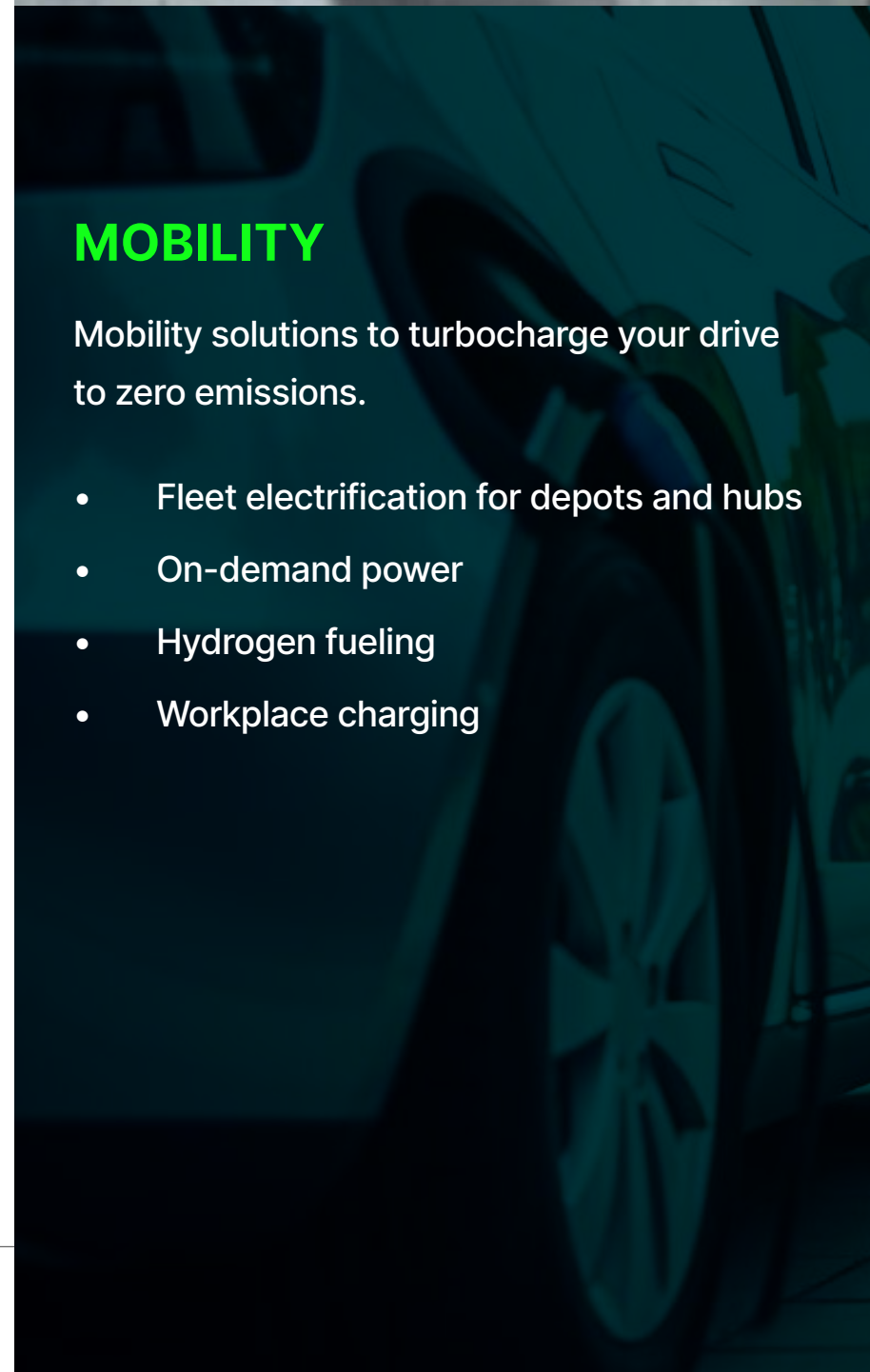


OPERATIONS

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

[LEARN MORE >](#)



MOBILITY

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



ENERGY + SUSTAINABILITY

Energy + sustainability tools and resources build your decarbonized business.

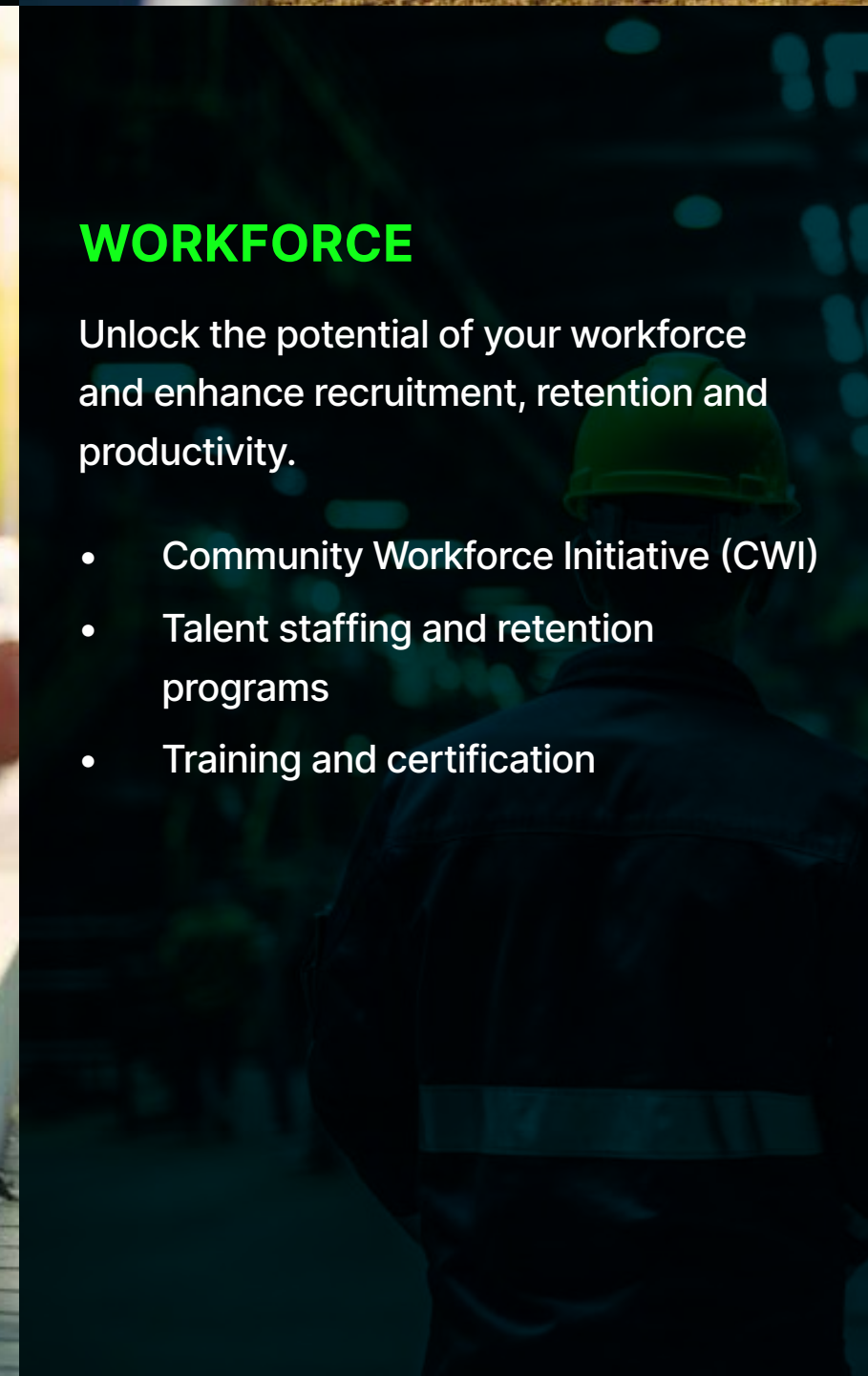
- Clean energy solutions
- Energy storage
- Backup power generators



WORKFORCE

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification





ERIK HALLGRIMSON
+1 408 615 3435
erik.hallgrimson@cushwake.com
Lic #01274540

KELLY YODER
+1 408 615 3427
kelly.yoder@cushwake.com
Lic #01821117

STEVE HORTON
+1 408 615 3412
steve.horton@cushwake.com
Lic #01127340

GREGORY DAVIES
+1 408 221 0290
gregory.davies@jll.com
Lic #01362233



MATT EBNER
+1 510 648 7965
mebner@prologis.com
Lic # 01962626

REID LEWIS
+1 510 661 4003
rlewis@prologis.com
Lic # 01462282

JANET GALVEZ
+1 415 733 9523
jgalvez@prologis.com

KEVIN HAVERMANN
+1 703 966 8536
khavermann@prologis.com
Lic # 02236797

