

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'

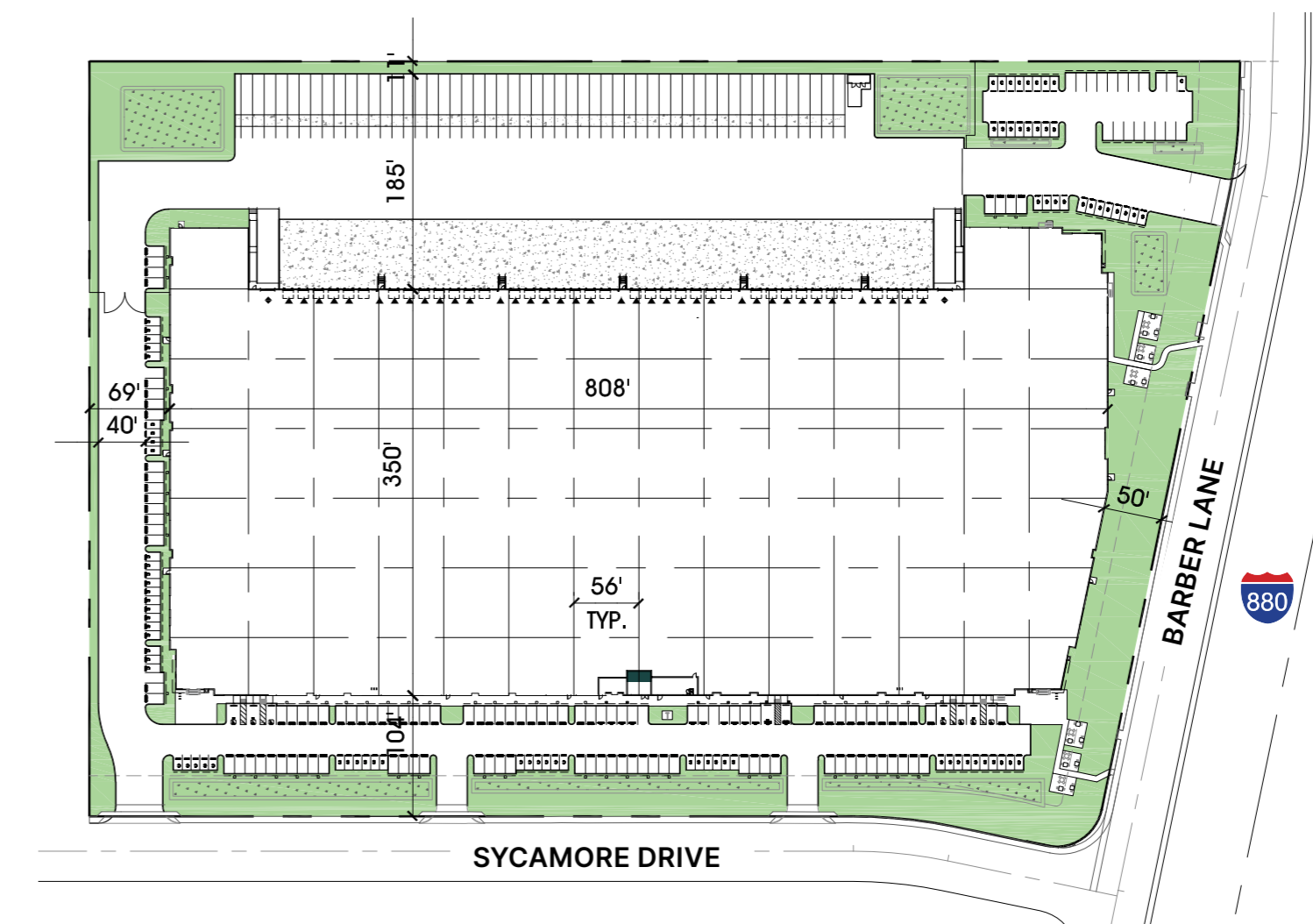
Slab Thickness: 8"

Skylight Ratio: 2%

ESFR Sprinkler System

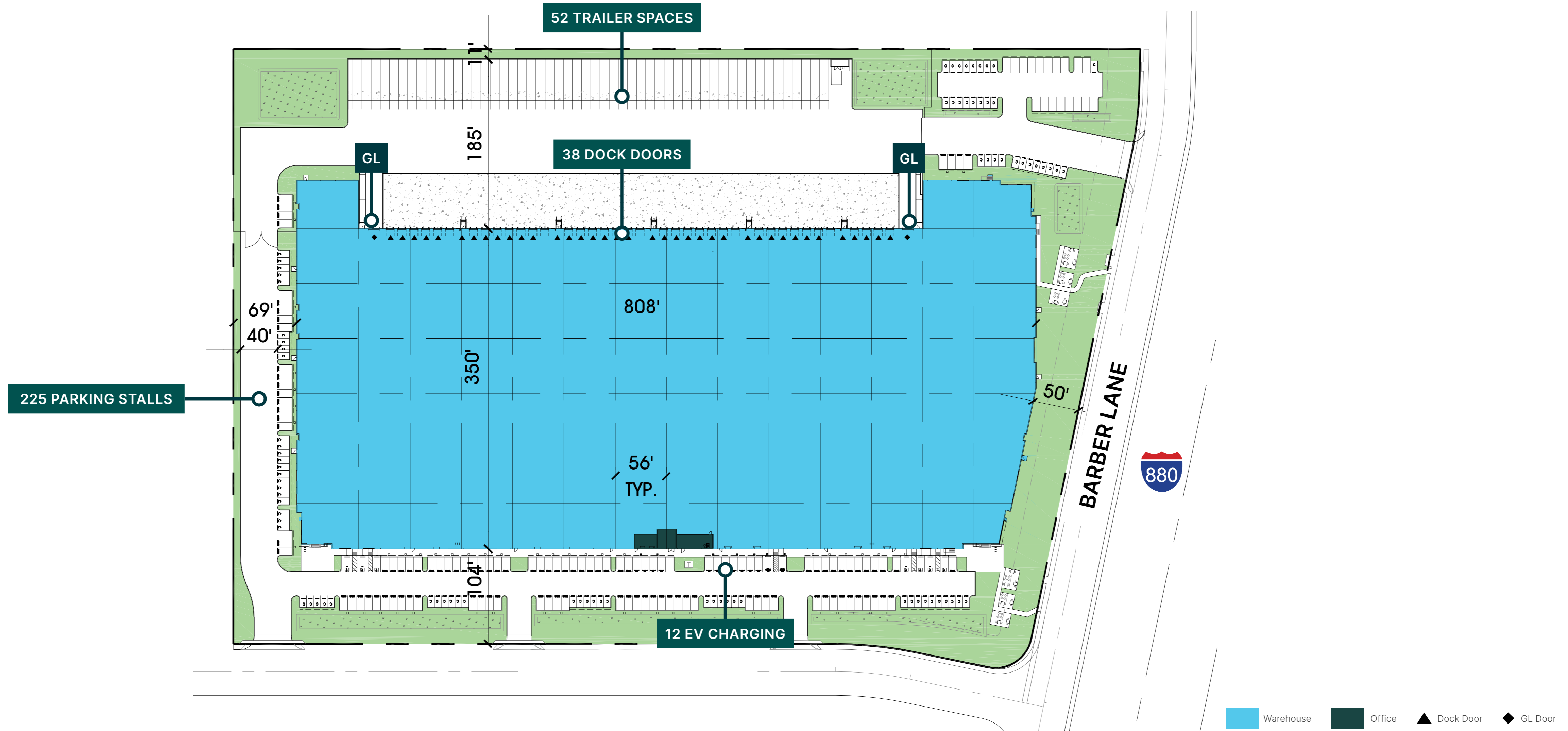
LEED Silver

Summer 2026 Delivery



Site Plan

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



Aerial

475 SYCAMORE

ALDER DRIVE

BARBER LANE

SYCAMORE DRIVE

BUCKEYE DRIVE

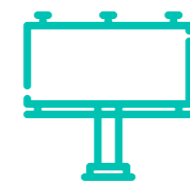
GREAT MALL PARKWAY



Amenities & Transportation



10 Minute Walk to Alder VTA Light Rail Station



Frontage & Visibility on I-880; Building & Monument Signage Potential



±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



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

CRUST Sourdough Deli
 Asian Bowl
 Annapoorna Authentic Indian Cuisine

475 SYCAMORE

Sonesta Silicon Valley
 Manzanita Table & Bar
 Sheraton San Jose Hotel
 Bistro Restaurant

Element Hotel

Poke Xpress
 Juban Ramen & Tapas
 Pho Ha Noi
 World of Leaders
 Tirupathi Bhimas
 Zen Haven Spa

Trader Joe's
 Starbucks
 Slice House



S. Milpitas Blvd. VTA Light Rail Station

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

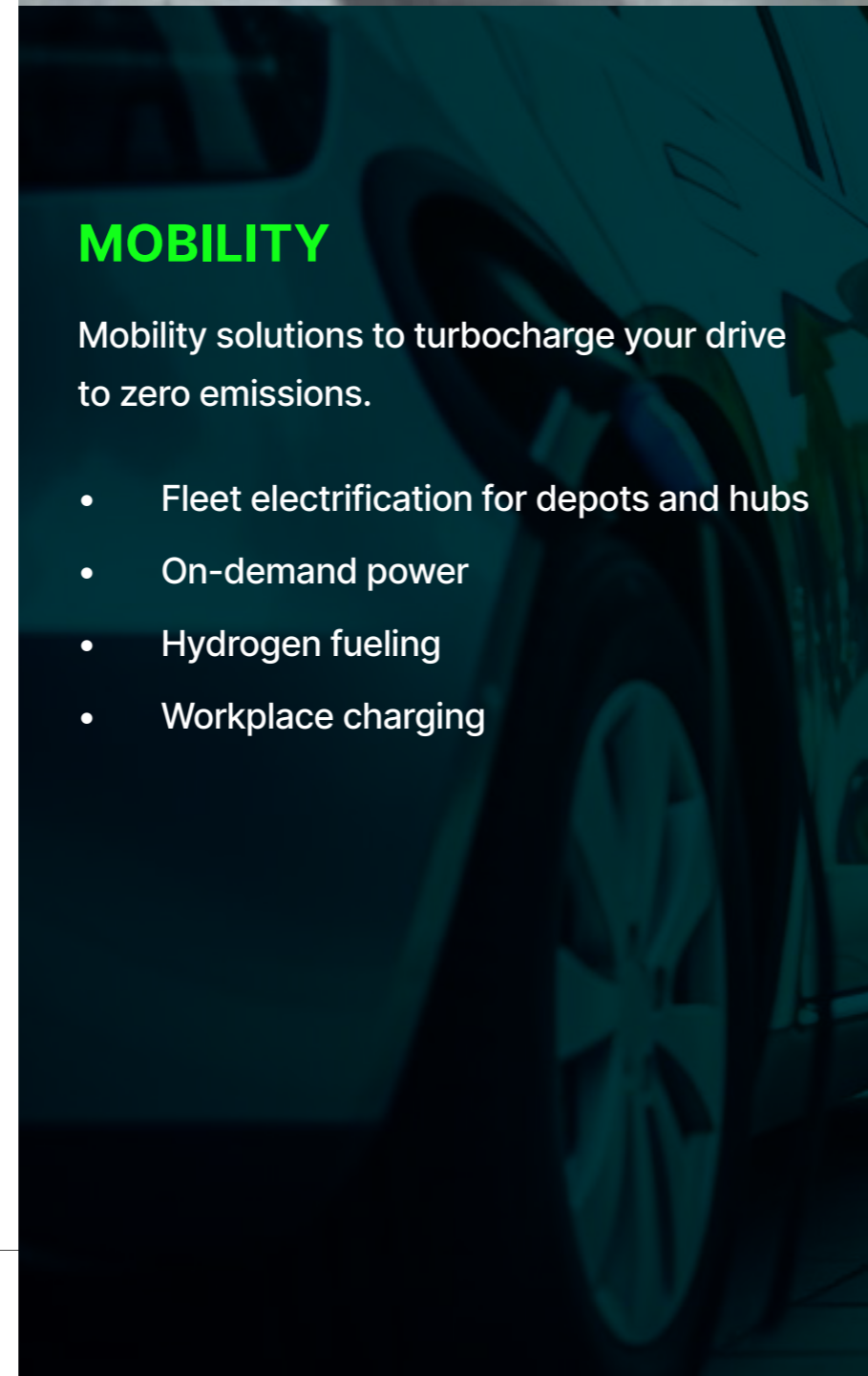
[LEARN MORE >](#)



ENERGY + SUSTAINABILITY

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



MOBILITY

Mobility solutions to turbocharge your drive to zero emissions.

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



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



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