

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'

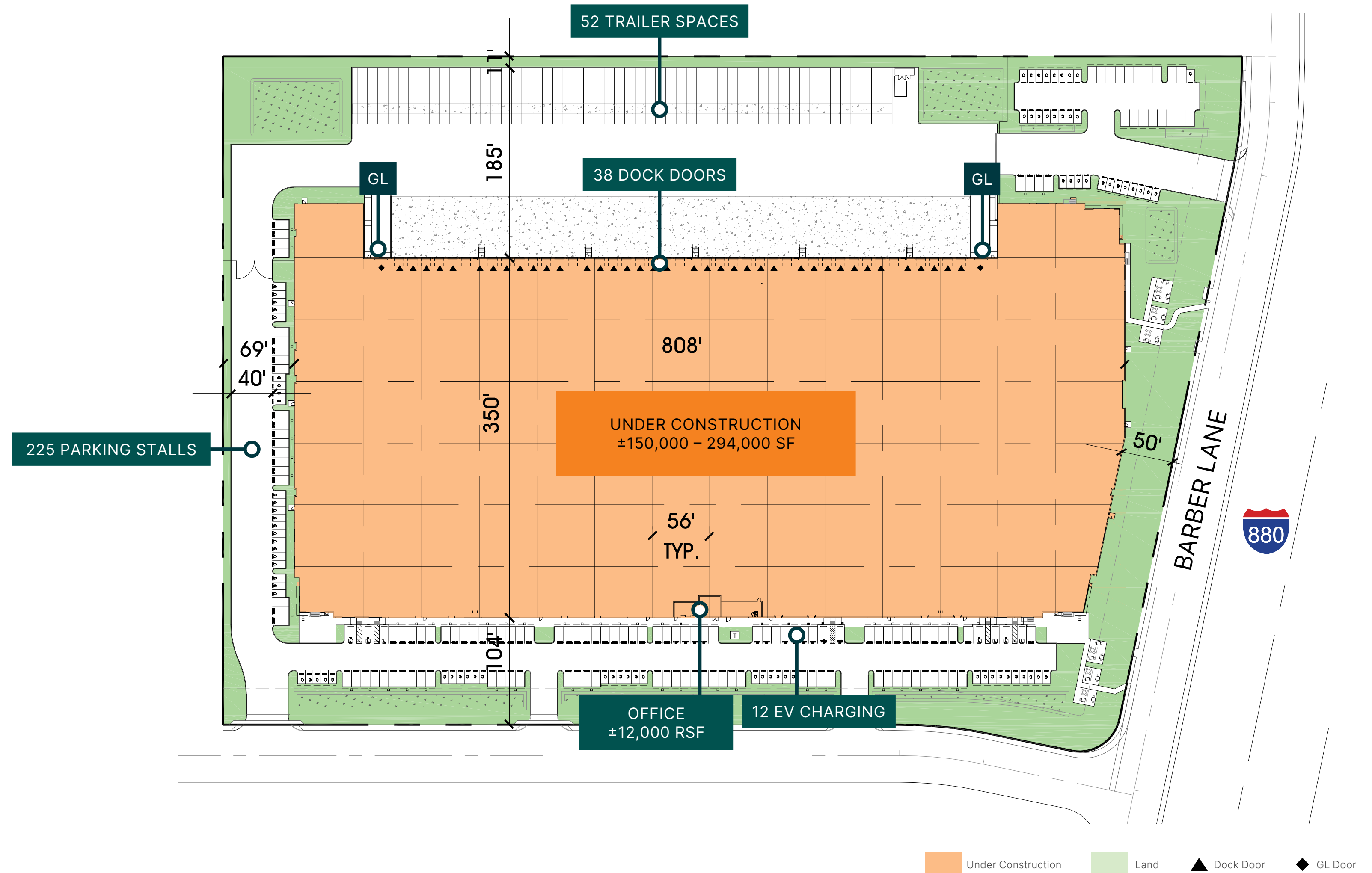
Slab Thickness: 8"

Skylight Ratio: 2%

ESFR Sprinkler System

LEED Silver

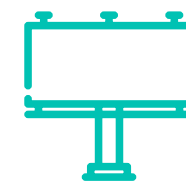
Summer 2026 Delivery



Amenities & Transportation



10 Minute Walk
to Alder VTA
Light Rail Station



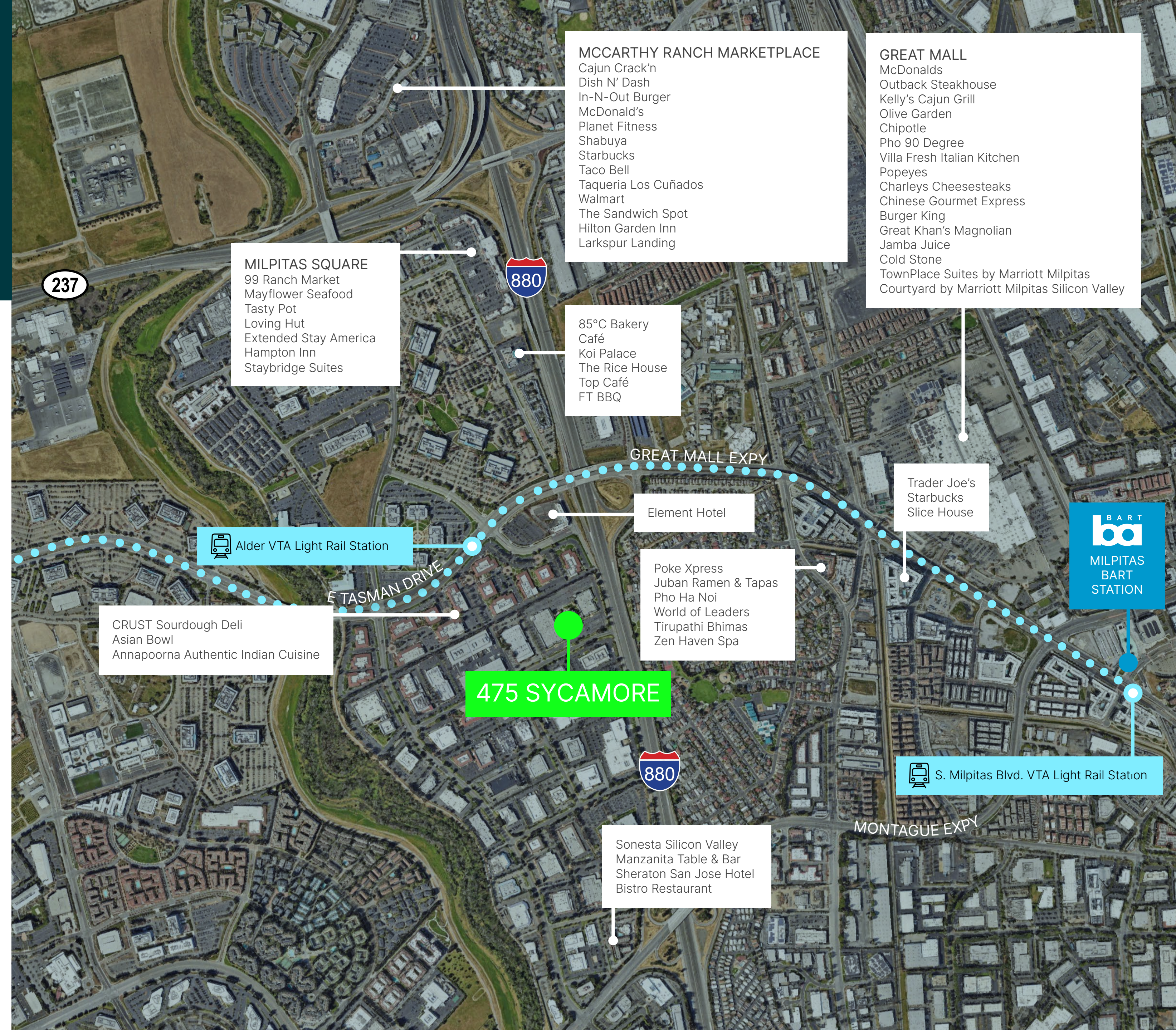
Frontage & Visibility on
I-880; Building & Monument
Signage Potential



±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



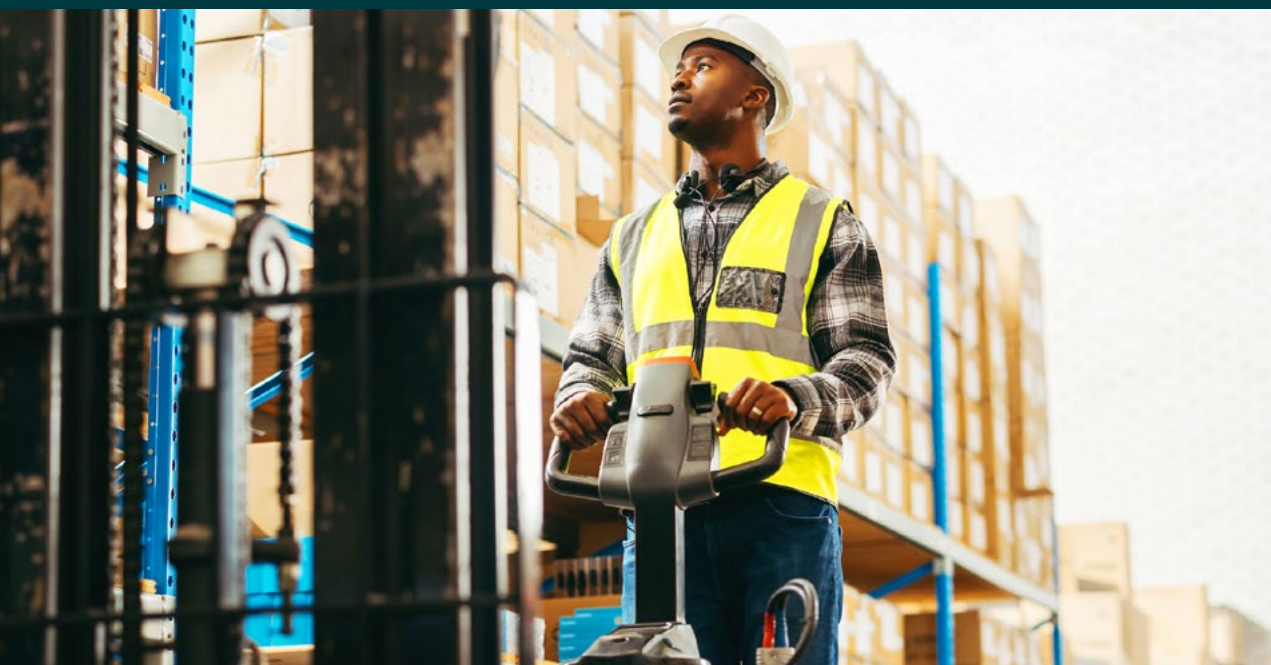
Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one strategic partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential.

From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging



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