

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**

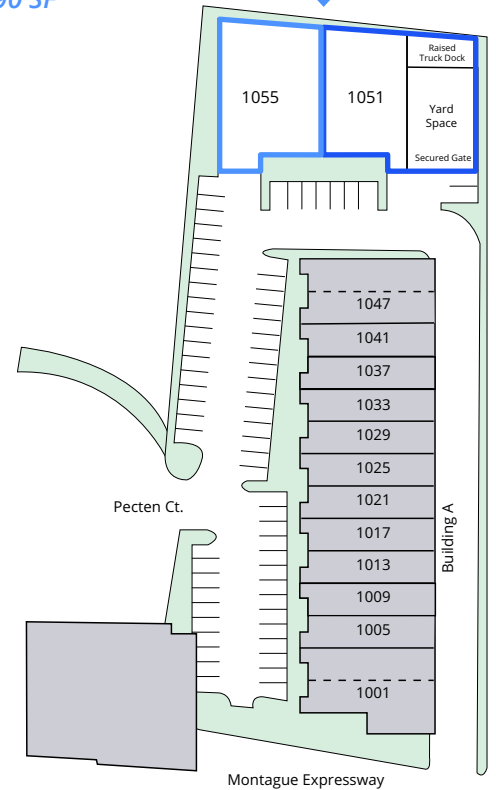
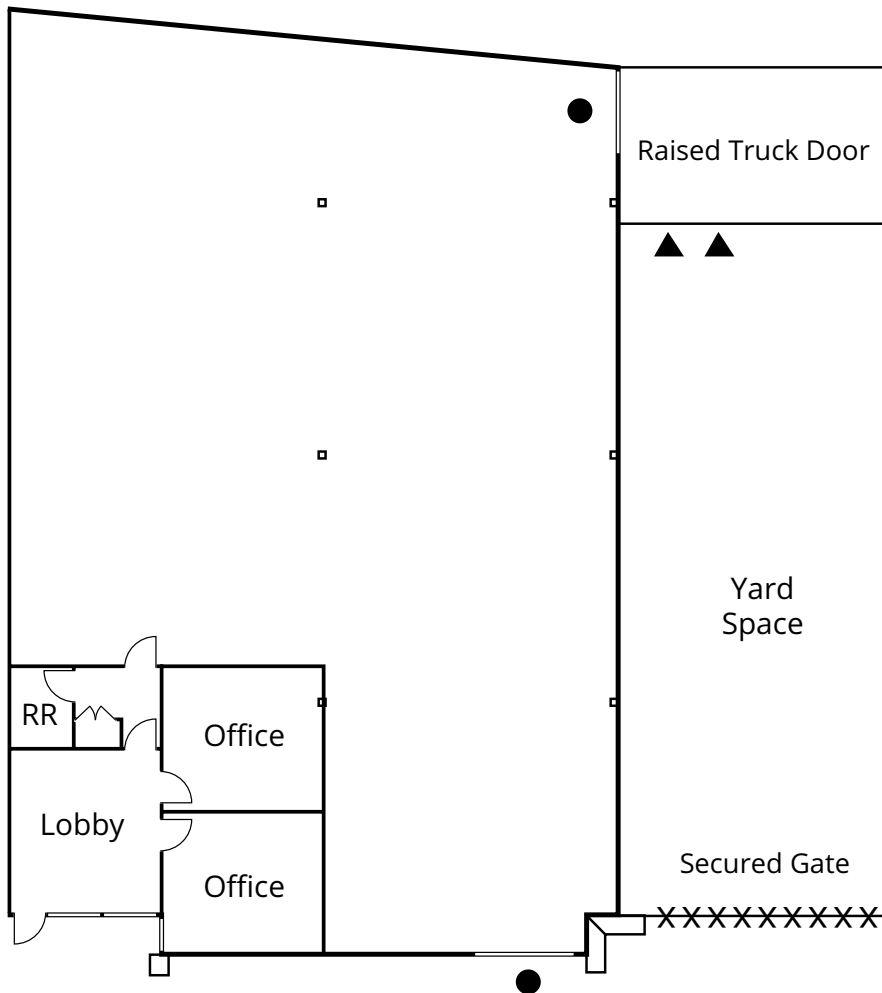
1055 Pecten Court, Milpitas

- **±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
- = Leased
- = GL Door
- = Lockbox

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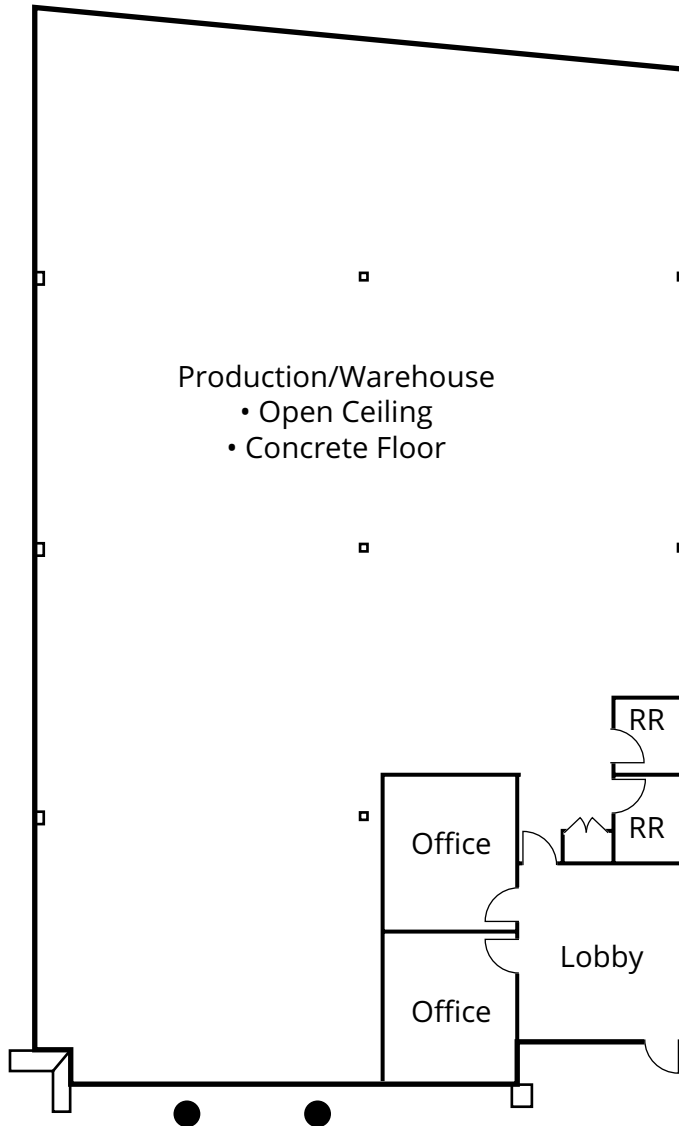
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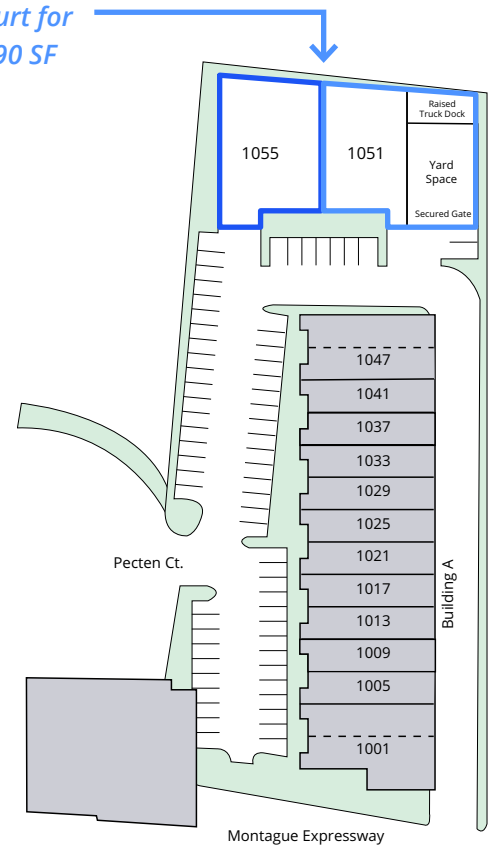
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Floor Plan

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±5,850 SF



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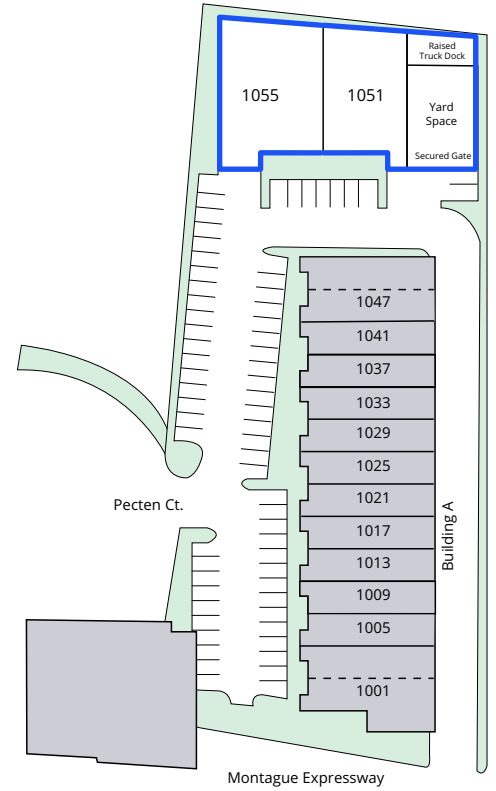
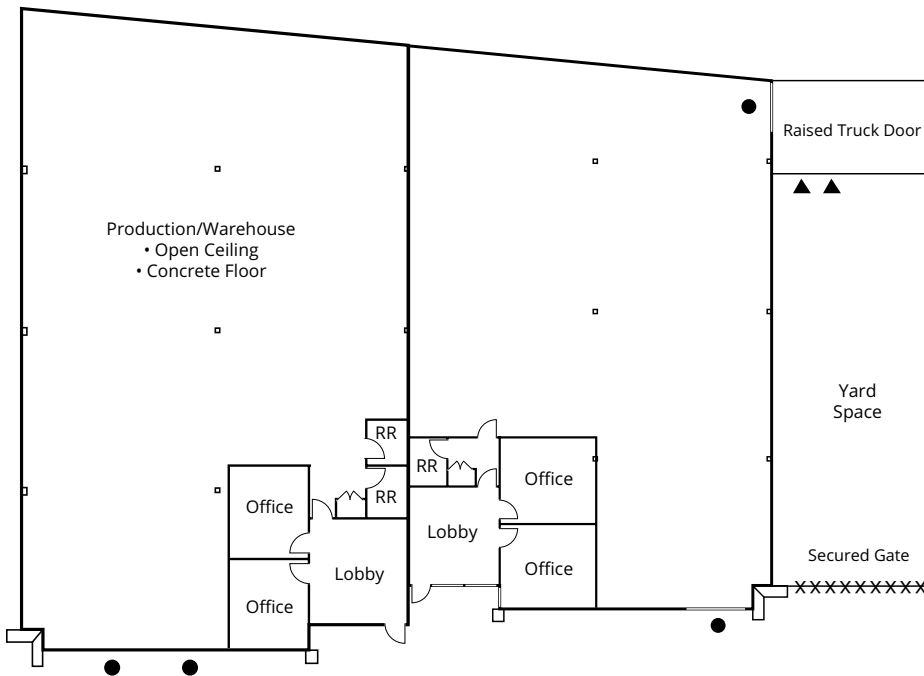
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Floor Plan

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±11,590 SF



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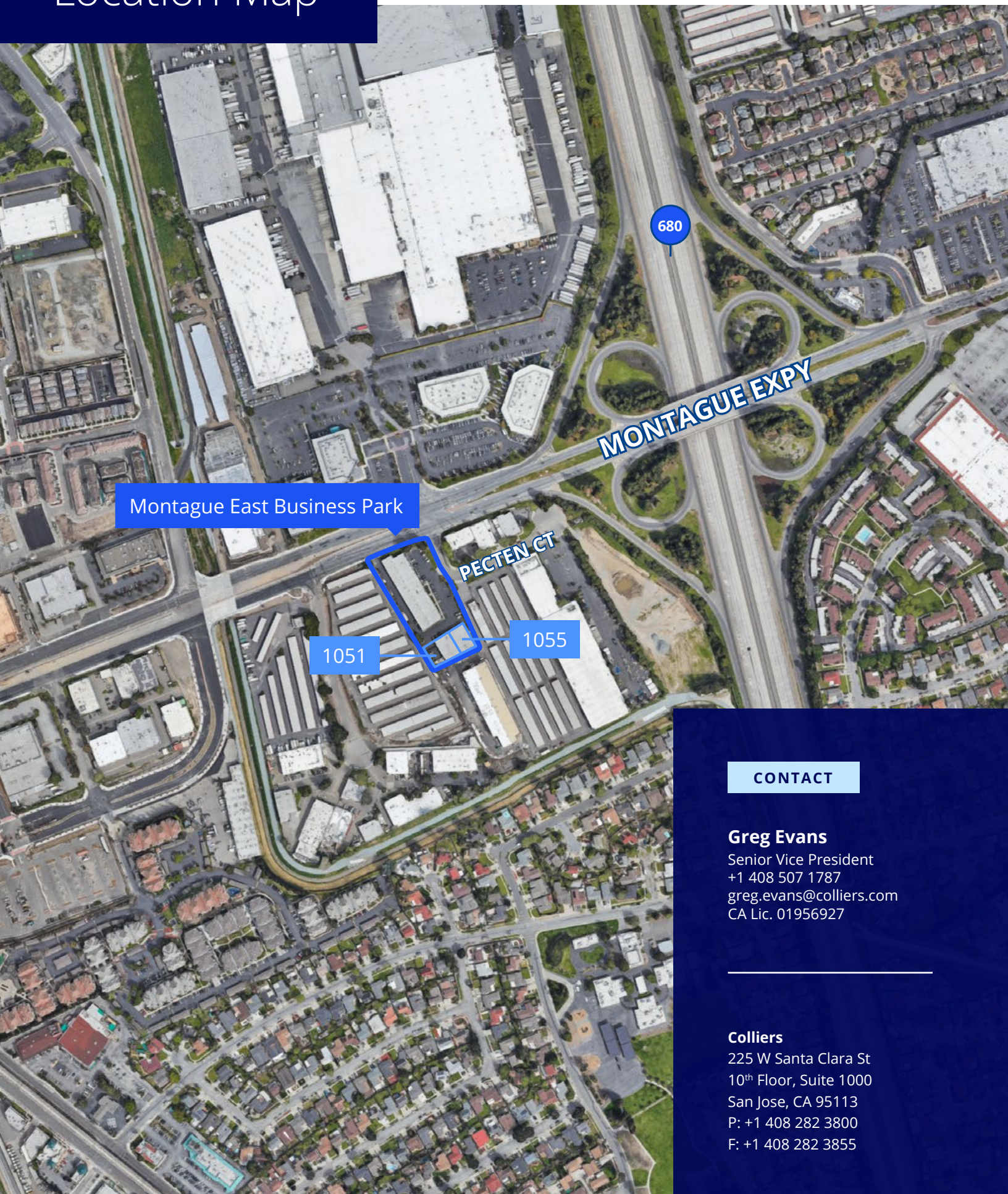
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Location Map



Montague East Business Park

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680

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1051

1055

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Amenities Map

Milpitas Square

RANCH MARKET
techCUO
STANBRIDGE
CROWNE PLAZA
Hampton
loving Hut
SUSHI FACTORY
Quickly
KaatiFresh

McCarthy Ranch Marketplace

verizon
CVS
Walmart
Hilton Garden Inn
Michael's
TOGO's
SUBWAY
PET SMART
Bank of America
Macaroni Grill
Applebee's
IN-N-OUT
GNC
McDonald's
ON THE BORDER
BLACK ANGLUS
ROSS
SLEEP TRAIN
DAVID'S
Starbucks
TACO BELL
HomeTown Buffet

Great Mall

DAVE & BUSTER'S
WELLS FARGO
Red Robin
CINNABON
BED BATH & BEYOND
CHIPOTLE
CASIN GRILL
OUTBACK STEAKHOUSE
BevMo!
Starbucks
Olive Garden
THE HOME DEPOT
SUBWAY
Marshalls

Montague East Business Park

River Oaks

Premier Plaza
Starbucks
CHASE
SUBWAY
HOBEES
KaatiFresh

North Park Plaza

BAJA FRESH
TOGO's
Panera
FedEx
Starbucks
McDonald's
Jamba

Brokaw Commons

CITY SPORTS CLUB
Great Clips
FIVE GUYS
SUBWAY
NOAH'S BAGELS
CHASE
KEYPOINT
COSTCO WHOLESALE

Sprout @ Brokaw

VITALITY BOWLS
HomeGoods
SPROUTS FARMERS MARKET
ROSS
ASIAN STREET FOOD
WELLS FARGO
Rubio's

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