

# 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

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

Summer 2026 Delivery



# Aerial

475 SYCAMORE

TASMAN DRIVE

ALDER DRIVE

BARBER LANE

SYCAMORE DRIVE

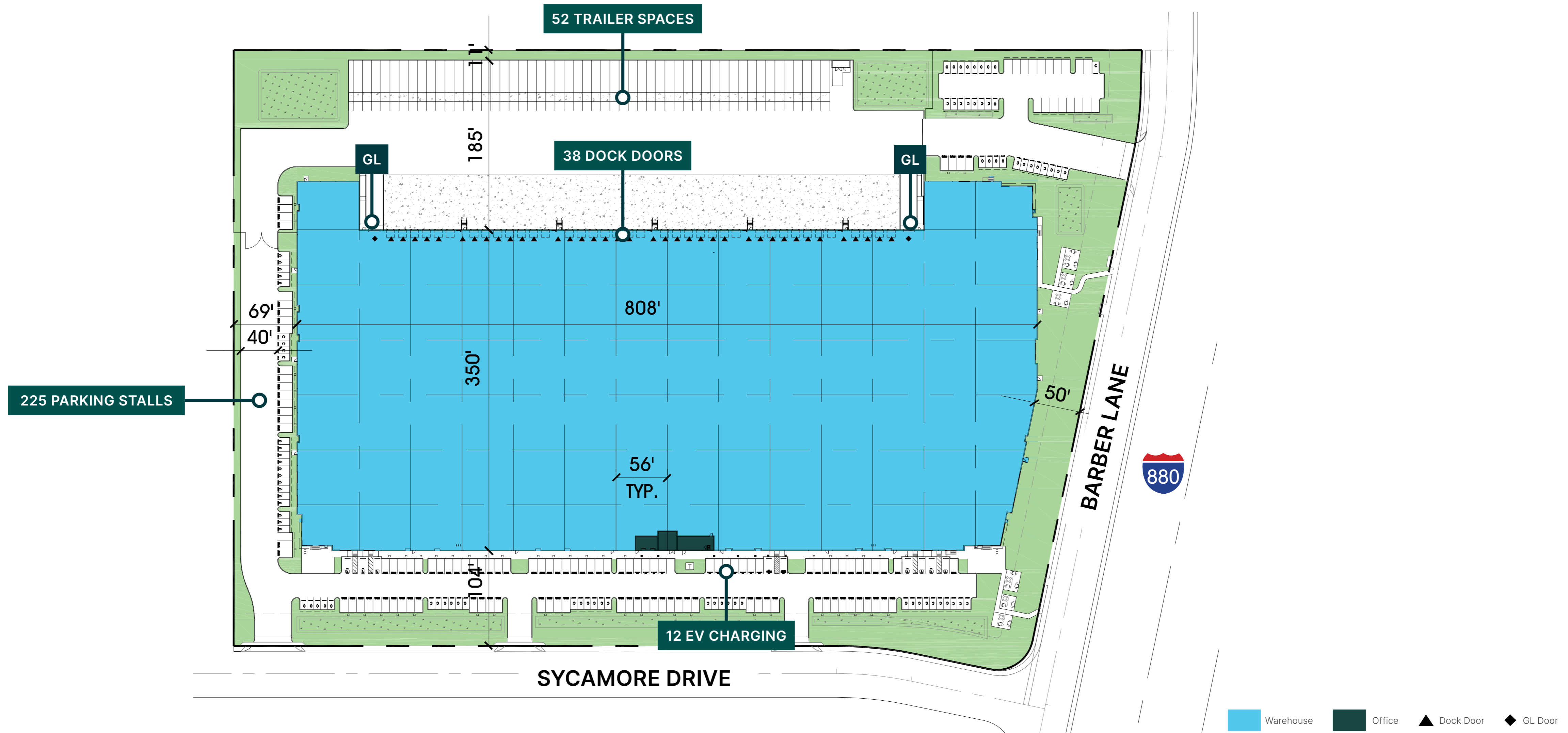
BUCKEYE DRIVE

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

### 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

### ENERGY + SUSTAINABILITY

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



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