

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'

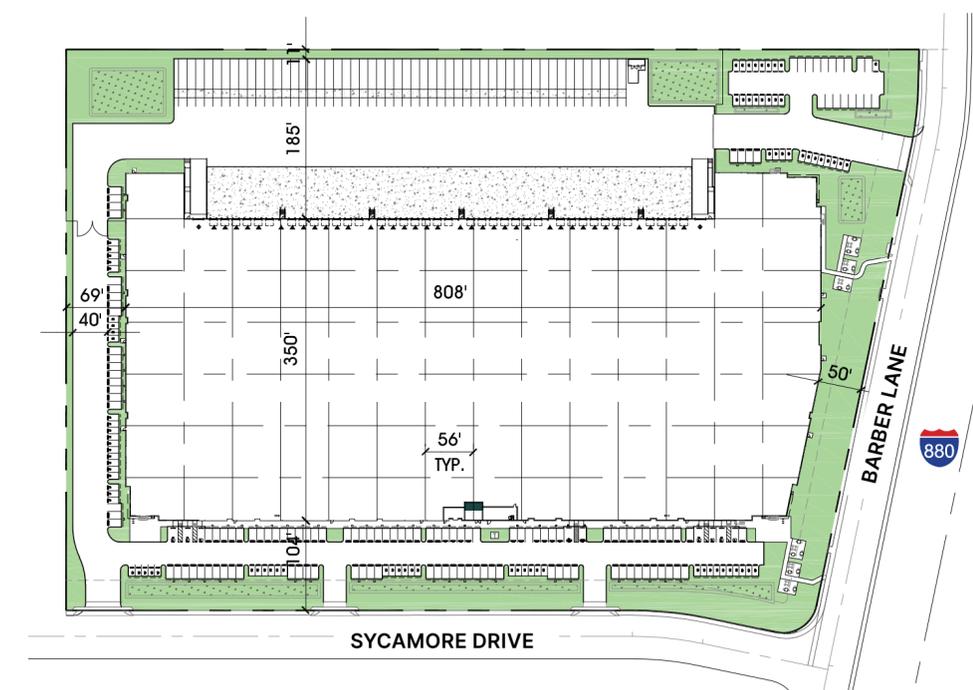
Slab Thickness: 8"

Skylight Ratio: 2%

ESFR Sprinkler System

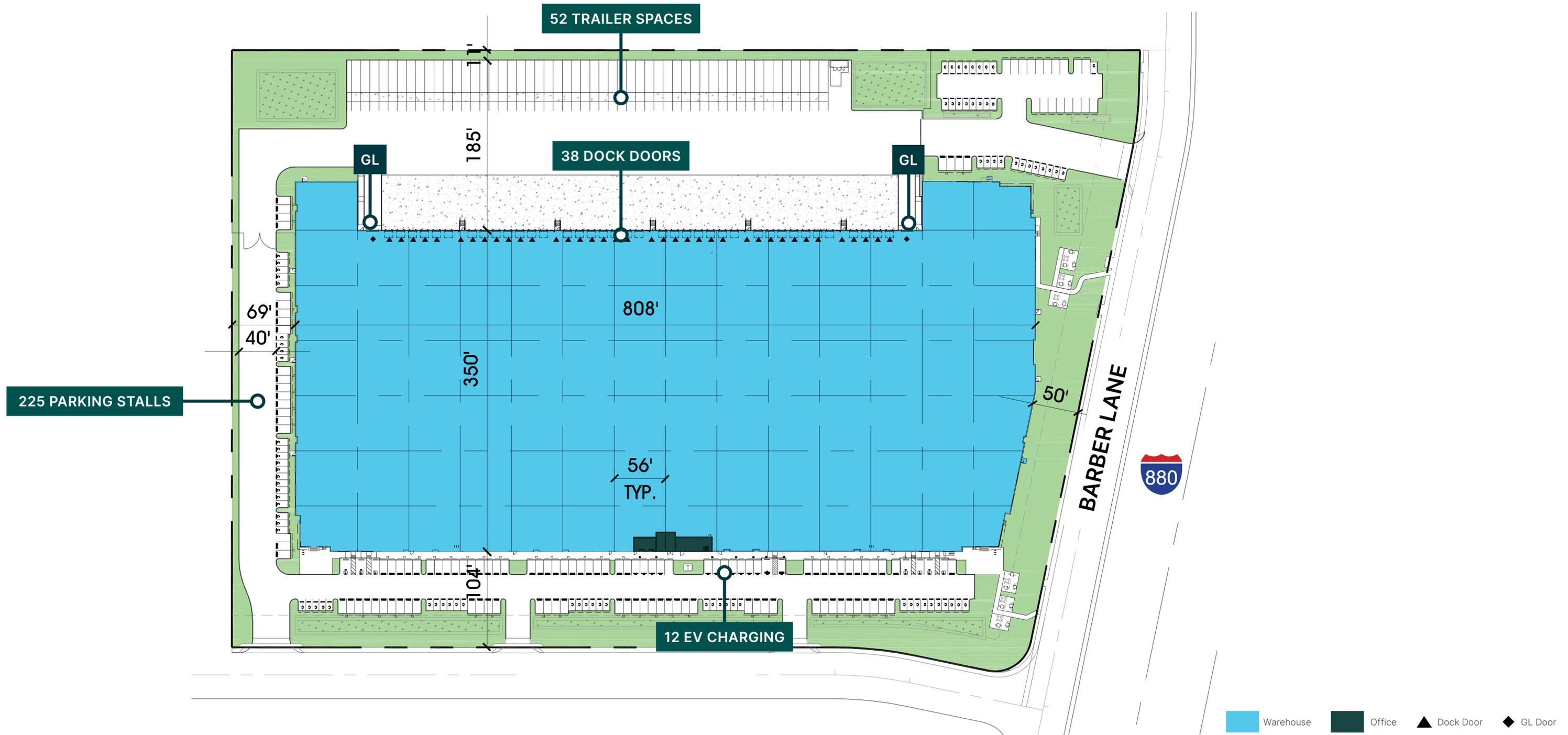
LEED Silver

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

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

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

- 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

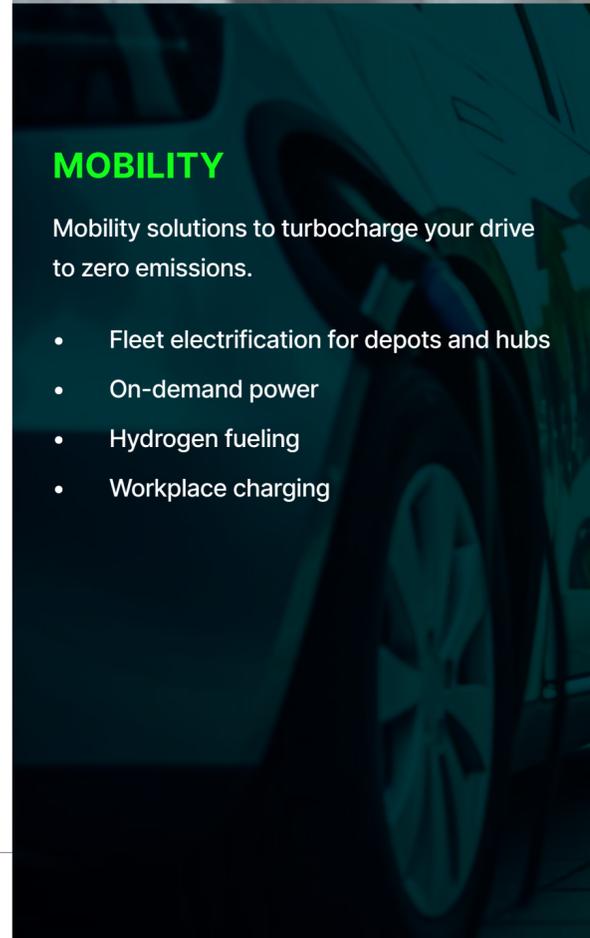
[LEARN MORE >](#)



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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