

# 1096

## PECTEN COURT

MILPITAS.CA



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**NEWMARK**

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## PROJECT HIGHLIGHTS

- **±95,559 SF**  
Freestanding Warehouse Building
- **±10,230 SF** of Office Space
  - ±5,187 SF - first floor
  - ±5,043 SF - second floor
- **FENCED** Yard Area
- **EXCELLENT ACCESS**  
to Highways 680 & 880
- **24' - 26'** Clear Height
- **LOADING:**
  - 8 Dock High Doors
  - 3 Grade Level Doors
- **POWER:**  
2,000 Amps @ 277/480 Volts
- **ESFR** Sprinkler Upgrade  
Underway
- **CLOSE PROXIMITY**  
to new Bart Station



GREAT MALL



1096  
PECTEN COURT



MONTAGUE EXPY

PECTEN CT

SINCLAIR FWY

E CAPITOL AVE



CLICK FOR VIRTUAL TOUR

# AERIAL MAP

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1096  
PECTEN COURT

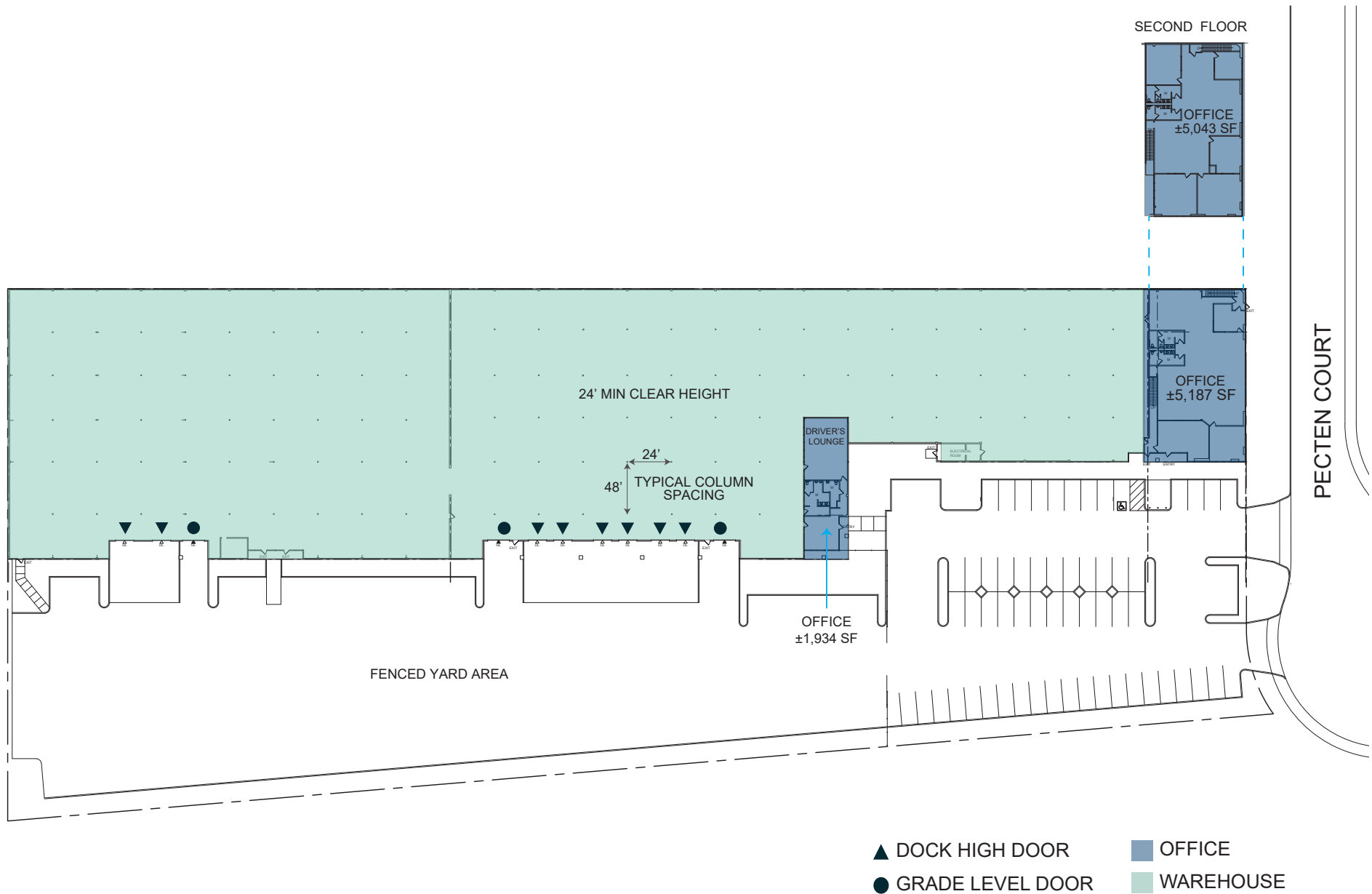
# LOCATION MAP



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MILPITAS

# FLOOR PLAN



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