






±2.9 ACRE PARCEL FOR LEASE OR SALE

HIGHLIGHTS

- ±2.51 Acres of Fenced & Paved Yard
- A.P.N. 022-31-030
- Secured Site with Electric Entrance Gate, Lighting & Electrical
- Cell Tower Income
- Owner User and/or Development Opportunity with Income
- Excellent Location Two Blocks off Highway  with Easy Access to  & 
- Owner Has Flexibility to Maintain RV Income to Balance Space Needs
- Zoning: Heavy Industrial (M-2) - Ideal for Contractors, Equipment Rental, Trucking Companies & Parking for Cars, Buses, Mini-Storage, Etc.
- Tour by Appointment Only
- Do Not Disturb the Tenants
- **SALE PRICE: \$5,467,000.00**
- **LEASE RATE: \$38,000.00 NNN PER MONTH**

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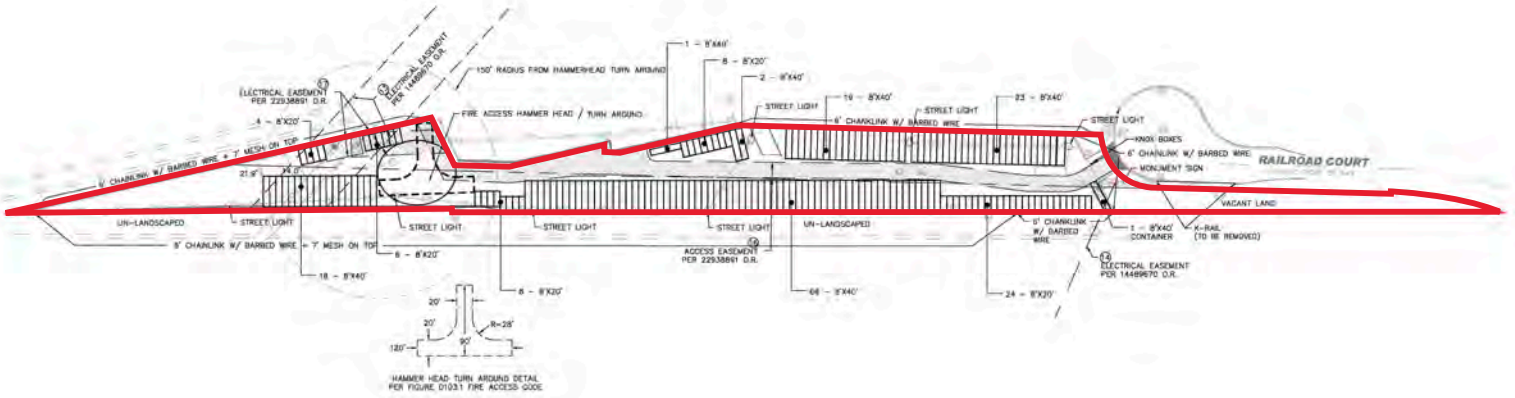
LIC #00949342

300 Santana Row, Fifth Floor

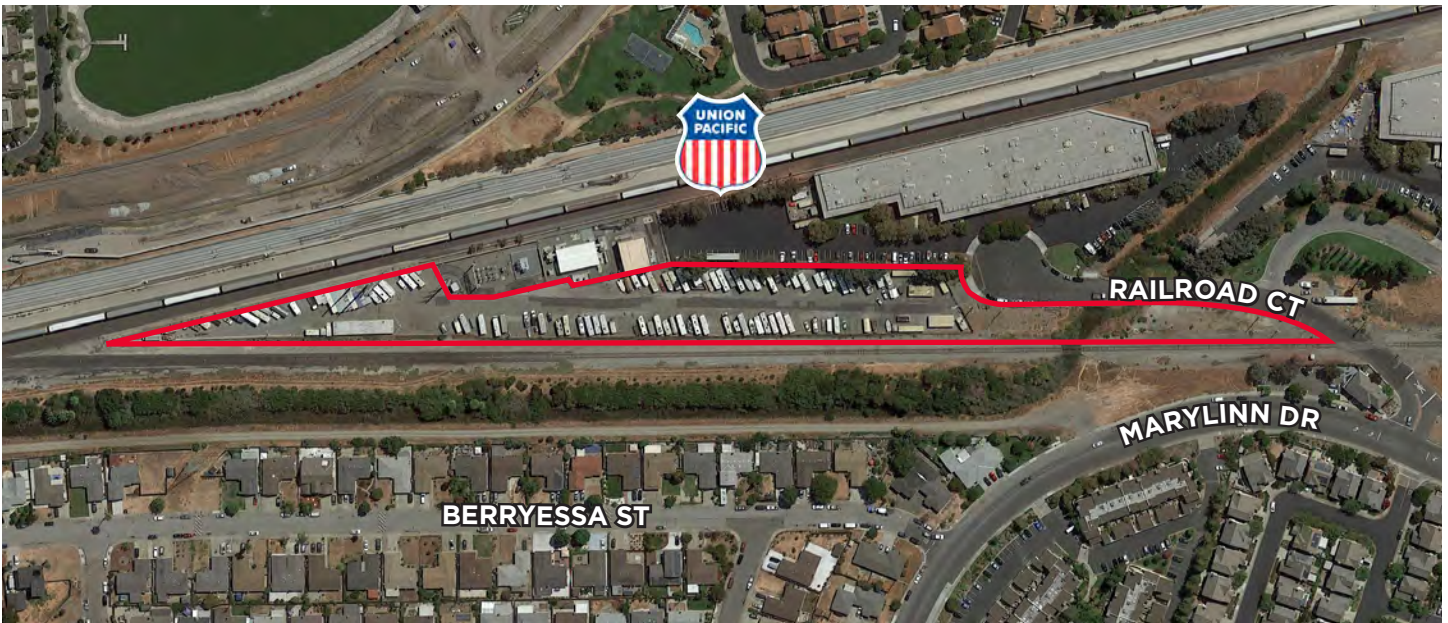
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PARCEL MAP



AERIAL MAP



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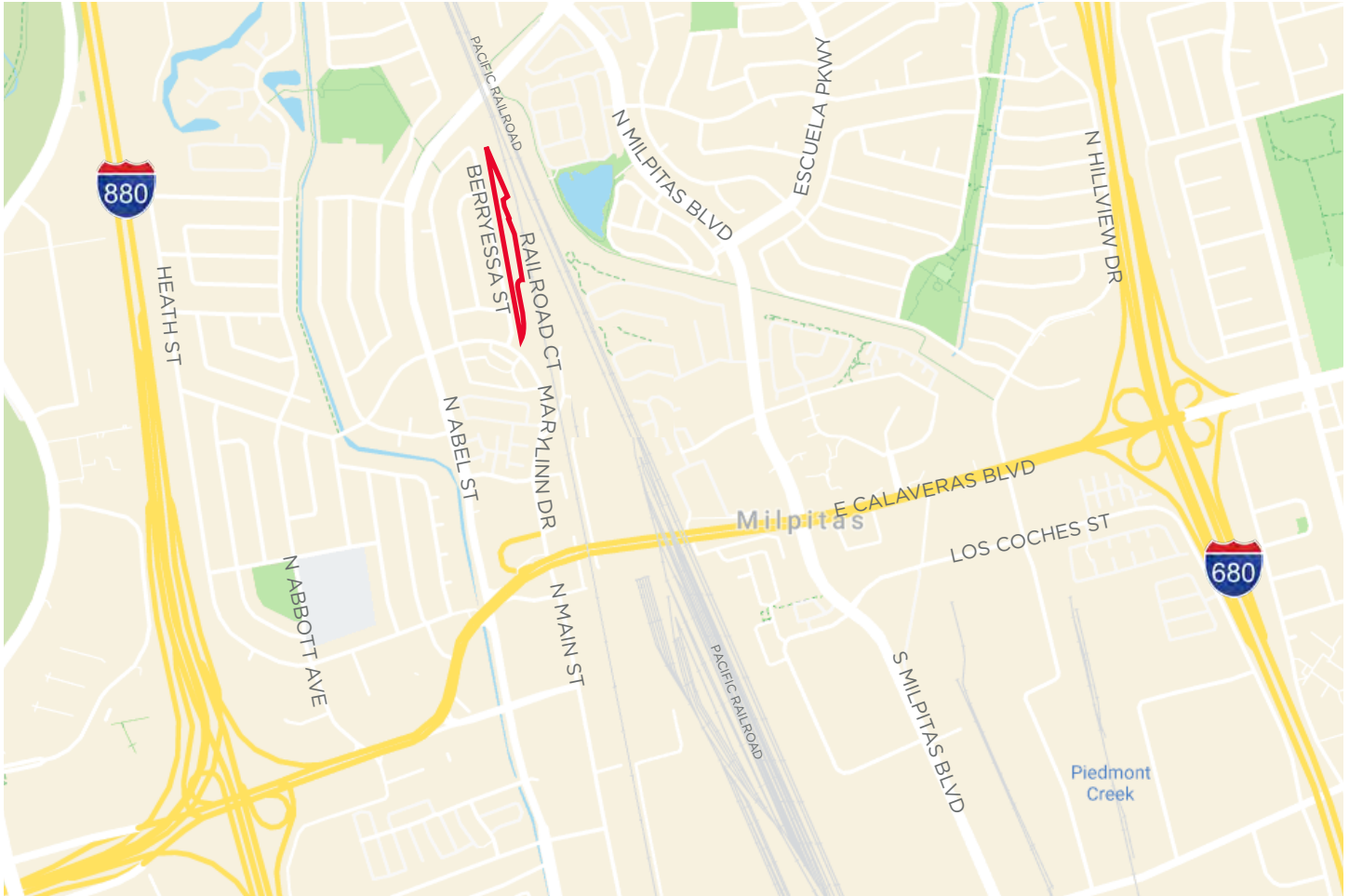
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LOCAL MAP

(Parcel size in red is not to scale)



DIRECTIONS TO 420 RAILROAD COURT

FROM HIGHWAY

- Exit 880 onto E. Calaveras Boulevard
- From E. Calaveras Blvd. take a Right onto Main Street/ Downtown Milpitas Exit
- From Main Street make a Left onto N. Main Street
- N. Main Street turns into Marylinn Drive - Continue on Marylinn Drive
- Right on Railroad Avenue
- Your destination is on the Left

DIRECTIONS TO 420 RAILROAD COURT

FROM HIGHWAY

- Exit 680 onto E. Calaveras Boulevard
- From E. Calaveras take a slight Right onto Main Street
- From Main Street make a Left onto N. Main Street
- N. Main Street turns into Marylinn Drive - Continue on Marylinn Drive
- Right on Railroad Avenue
- Your destination is on the Left

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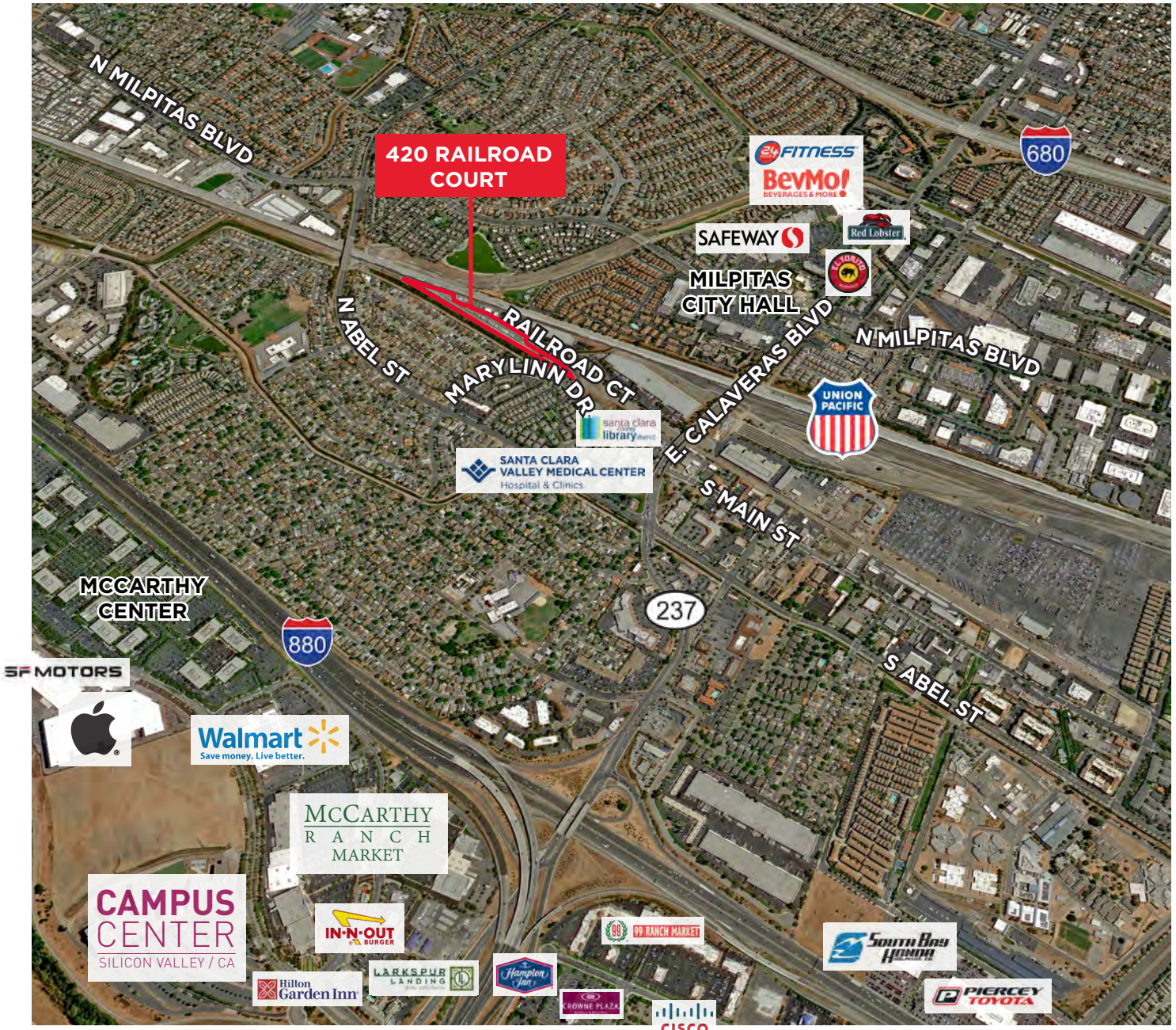
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LOCATION MAP



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MILPITAS BART STATION & TRANSPORTATION

AT A GLANCE

- Projected 20,000 daily passengers in 2030
- Less than 60-minute trip to San Francisco
- Trains arrive every 7.5 minutes (Milpitas Station will be served by two BART lines that operate every 15 minutes)
- Ground level concourse, below-ground boarding platforms
- Seamless connection to VTA's Montague Light Rail Station
- Multi-story parking garage next to station
- Convenient private shuttle and "Kiss-and-Ride" loading areas
- VTA bus transit center, providing a connection with local, limited-stop and express bus services throughout Silicon Valley
- On-site bicycle storage room



- PARKING STRUCTURE
- KISS & RIDE
- MILPITAS STATION
- BUS TRANSIT CENTER
- PEDESTRIAN OVER CROSS

Located at the intersection of Montague Expressway and Capitol Avenue near the Great Mall in Milpitas, the Milpitas BART station is currently under construction and is scheduled to open in 2019. The Milpitas BART Station is the center of the City's Transit Area Specific Plan, and will be the BART system's gateway to Silicon Valley, serving as a key local and regional connection for the high-tech, job-rich northwestern areas of Santa Clara County via adjacent Light Rail Station and VTA Transit Bus Center.

Source: VTA and BART Websites

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