

For Lease > ±223,196 SF Warehouse/Industrial

PRIME FREEZER/COOLER & DISTRIBUTION SPACE DIVISIBLE TO ±82,179 SF



CBRE

FLEMING BUSINESS PARK

1025 & 1029 MONTAGUE EXPRESSWAY, MILPITAS, CA



Fleming Business Park

1025 & 1029 MONTAGUE EXPRESSWAY, MILPITAS, CA

PROJECT

- > The master planned Fleming Business Park is Silicon Valley's largest Business Park at 1.2+ million square feet.
- > Walking distance to new Light Rail Station and future BART station (under construction).
- > On-site Property Management Office.

COMMENTS

- > Located at the junction of I-680 and Montague Expressway.
- > This business park offers immediate access to I-680, and close proximity to I-880 and Highway 237.
- > Secondary access from Sinclair Frontage Road.
- > Minutes from the Great Mall and many other nearby merchants offering shopping, banks, restaurants and entertainment.
- > A.C. Transit bus stop at business park.

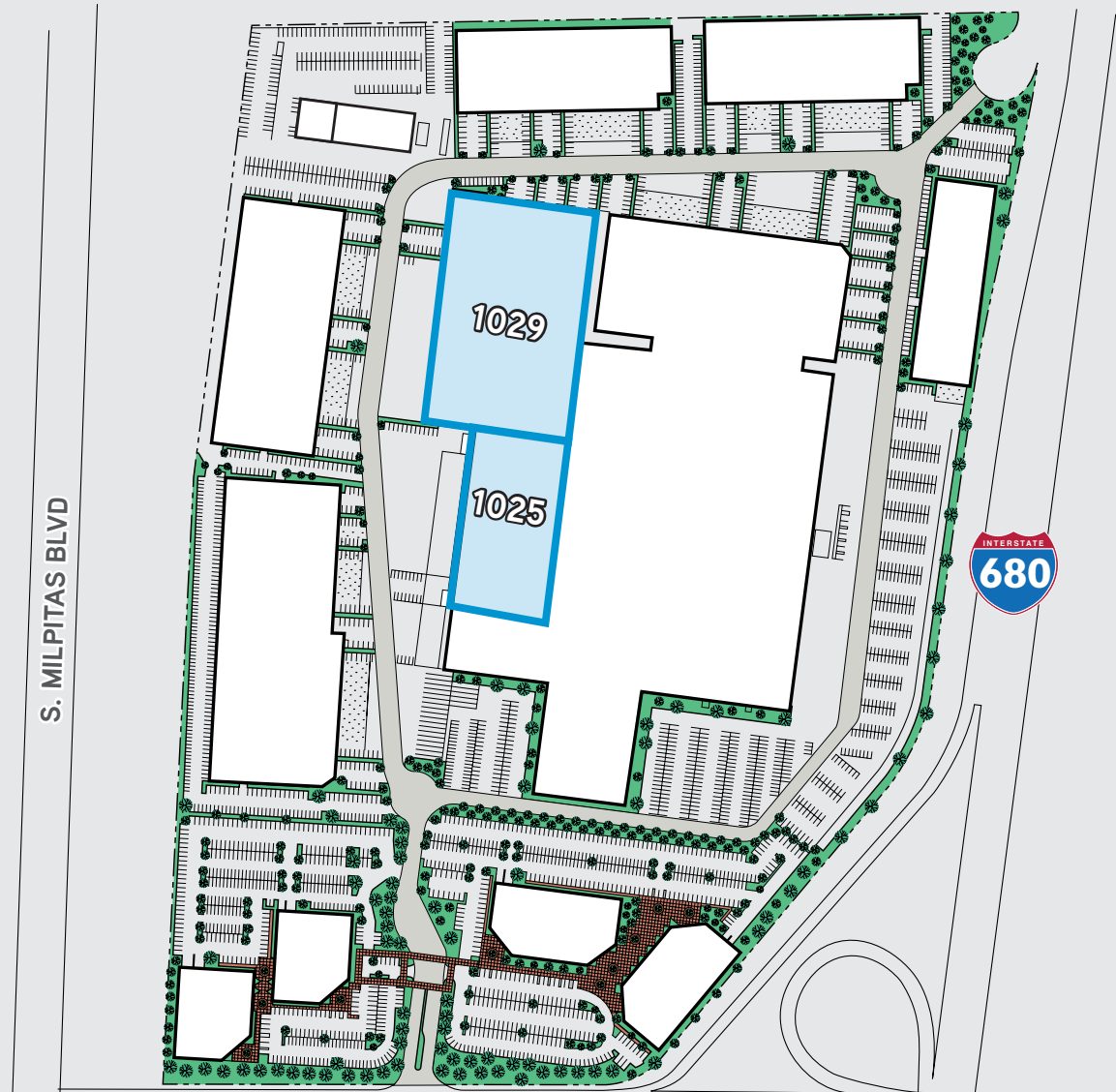
PARKING

- > Abundant employee parking.



WP Investments

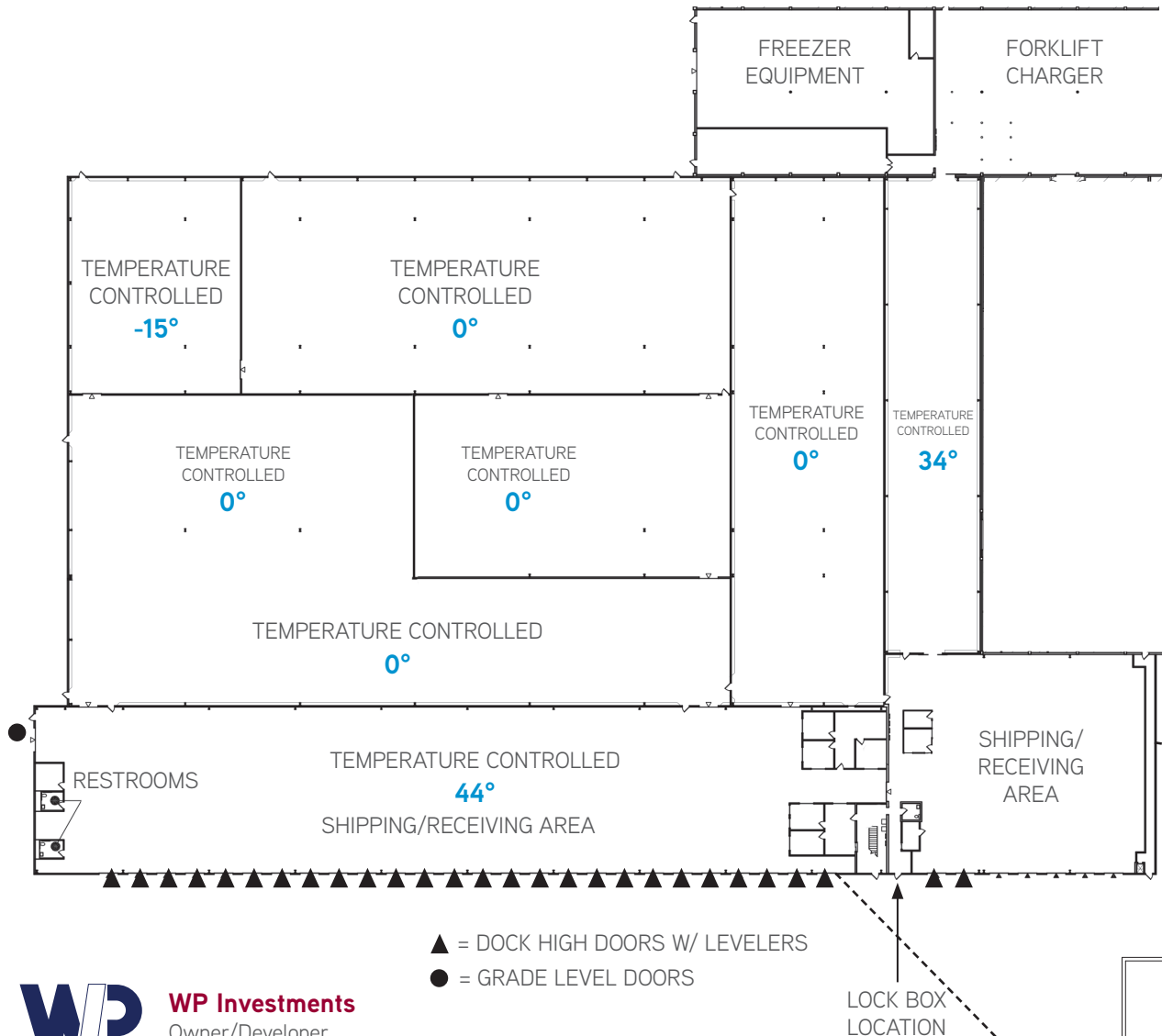
Owner/Developer
2101 Woodside Road
Woodside, CA 94062
+1 650 568 7300
www.wpinvestments.com



plan not to scale MONTAGUE EXPRESSWAY

FOR LEASE > ±141,017 SF - EXPANDABLE

1029 MONTAGUE EXPRESSWAY, MILPITAS, CA



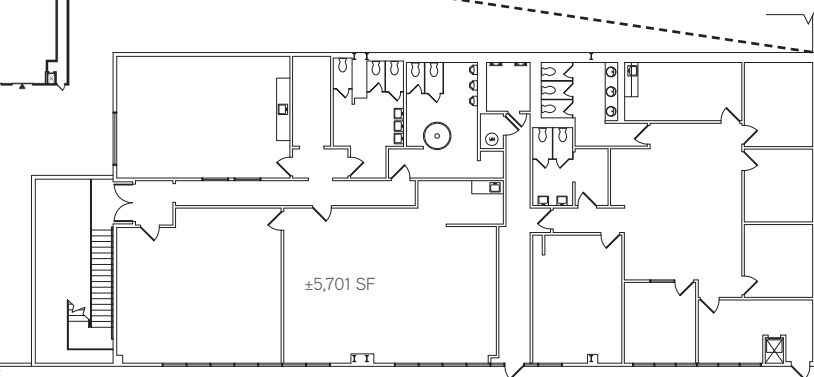
BUILDING FEATURES

- > ±141,017 square feet (expansion possible)
- > Prime freezer/cooler & distribution space
- > Designed to accommodate a range of temperatures for maximum flexibility
- > Former Costco Bay Area distribution center
- > Computer controlled ammonia refrigeration system
- > 30-40 foot minimum clear height
- > Clear span warehouse floor area
- > Twenty eight (28) dock high doors with levelers
- > Dual phase sprinkler system
- > One (1) grade level door
- > ±7,500 square feet of office space
- > Abundant power
- > Fully racked (Racking plans available upon request)
- > Existing floor drains
- > 6,000 Amps @ 277/480 Volts



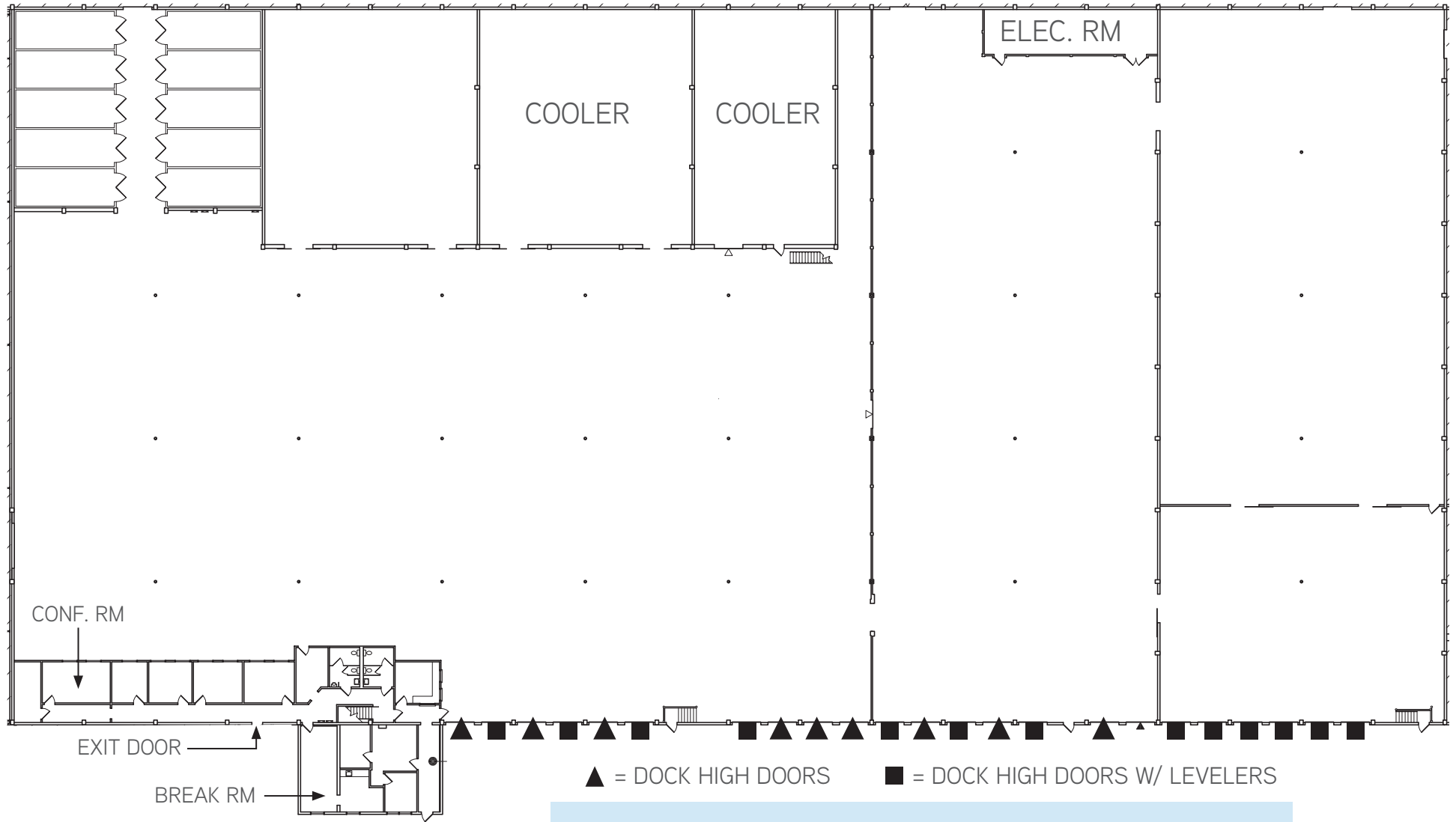
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FOR LEASE > ±82,179 SF - EXPANDABLE

1025 MONTAGUE EXPRESSWAY, MILPITAS, CA



▲ = DOCK HIGH DOORS ■ = DOCK HIGH DOORS W/ LEVELERS

BUILDING FEATURES

- > ±82,179 SF
- > ±3,248 SF office 1st floor
- > ±1,054 SF office 2nd floor
- > 40' x 40' Column Spacing
- > Twenty Three (23) 8' X 10' dock high doors
- > ±22' minimum clear height
- > ±4,000 SF of cooler space
- > 1,400 Amps @ 277/480 Volts



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S. MILPITAS BLVD

SINCLAIR FRONTAGE ROAD

1025 & 1029 MONTAGUE EXPY
MILPITAS, CA

GREAT MALL

MONTAGUE EXPRESSWAY

E. CAPITOL AVENUE



Fleming Business Park

1025 & 1029 MONTAGUE EXPRESSWAY, MILPITAS, CA



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REAL ESTATE
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 AND
 INVESTMENTS

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