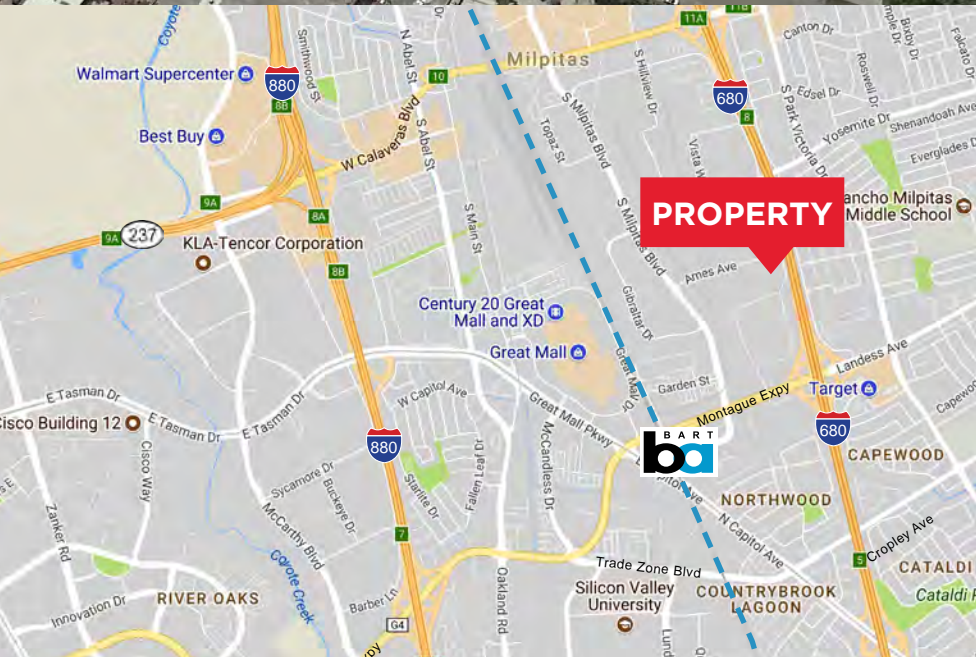


MANUFACTURING/WAREHOUSE SPACE FOR LEASE

AMES INDUSTRIAL PARK

1190 & 1200 Ames Avenue & 1053 Sinclair Frontage Road, Milpitas, CA



±10,000 TO ±50,200 SF OF MANUFACTURING/ WAREHOUSE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Heavy Power
- Insulated Foam Roof
- Skylights Throughout Warehouse Areas
- Sprinklered
- M2 Zoning (Heavy Industrial)
- Easy Access to Montague Expressway, ,  and Highway 

AVAILABILITY

1190 AMES AVENUE

- ±10,000 SF with ±750 SF of Office
- Grade Level Door & Dock
- Available Now

1200 AMES AVENUE

- ±10,000 SF with ±500 SF of Office
- 600 Amps, 480 Volts with Transformer (Tenant to Verify Power)
- 2 Grade Level Doors
- Available Now

1053 SINCLAIR FRONTAGE ROAD

- ±32,200 SF with ±2,000 SF of Office
- Heavy Power
- Dock Platform and 2 Grade Level Doors

CONTACT

FRED EDER
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LIC #00949342

VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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AMES INDUSTRIAL PARK

1190 & 1200 Ames Avenue & 1053 Sinclair Frontage Road, Milpitas, CA

- AVAILABLE
- Ames Industrial Park
- Yard Leased
- Ames Office Plaza
- Electrical Room (229 SF)
- Fire Corridor (284 SF)
- 1206 Ames Avenue: Storage Room (±563 SF) VACANT



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AMES INDUSTRIAL PARK

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FLOOR PLAN

1190 AMES AVENUE: ±10,000 SF



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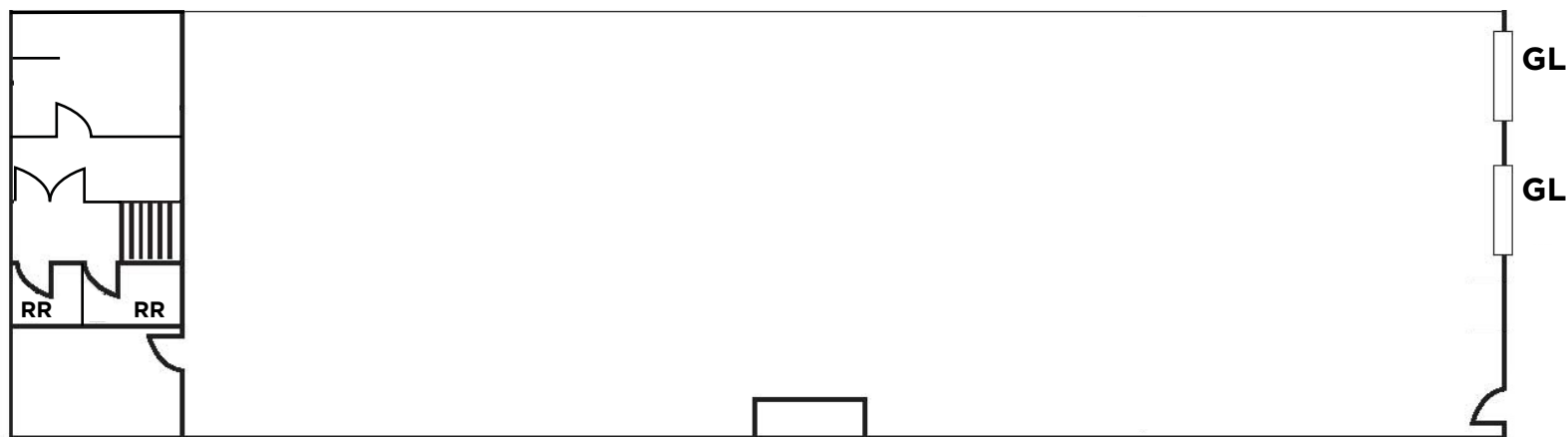
MANUFACTURING/WAREHOUSE SPACE FOR LEASE

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FLOOR PLAN

1200 AMES AVENUE: ±10,000 SF



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Site Plan Not Exact or To Scale

AMES INDUSTRIAL PARK

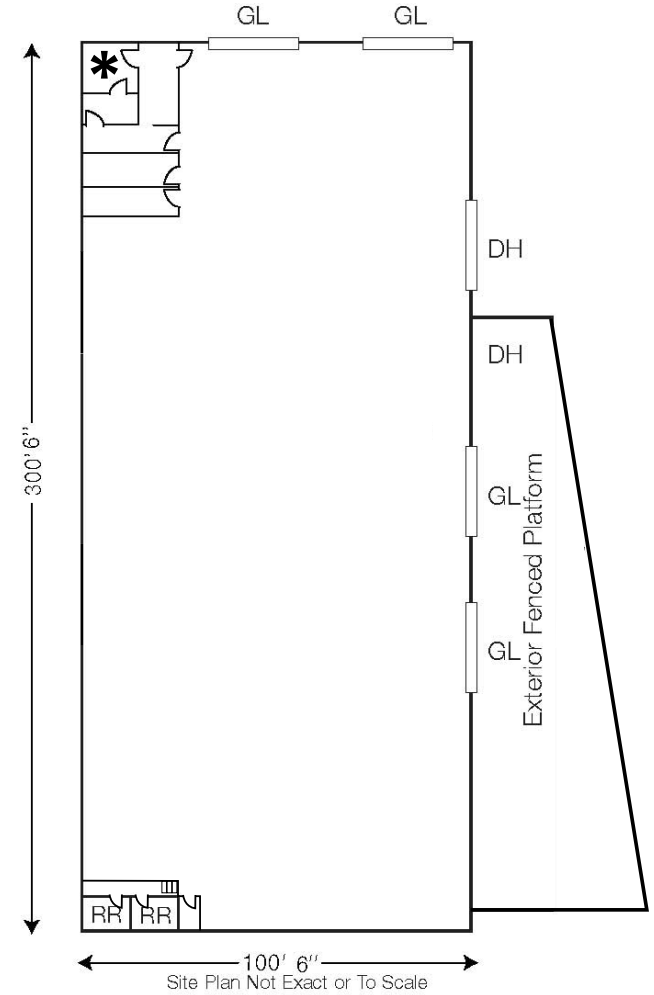
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FLOOR PLAN

1053 SINCLAIR FRONTAGE ROAD: ±32,200 SF



* Second Story
Mezzanine Office



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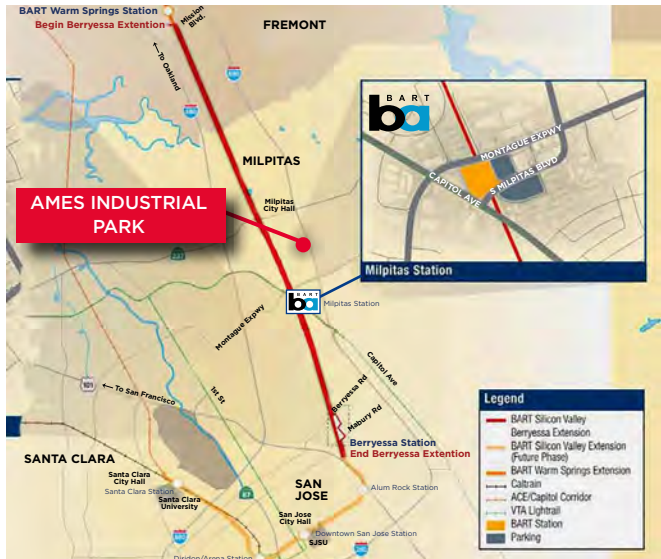
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MILPITAS BART STATION & TRANSPORTATION

- 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



Located at the intersection of Montague Expressway and Capitol Avenue near the Great Mall in Milpitas, the Milpitas BART station is now open. 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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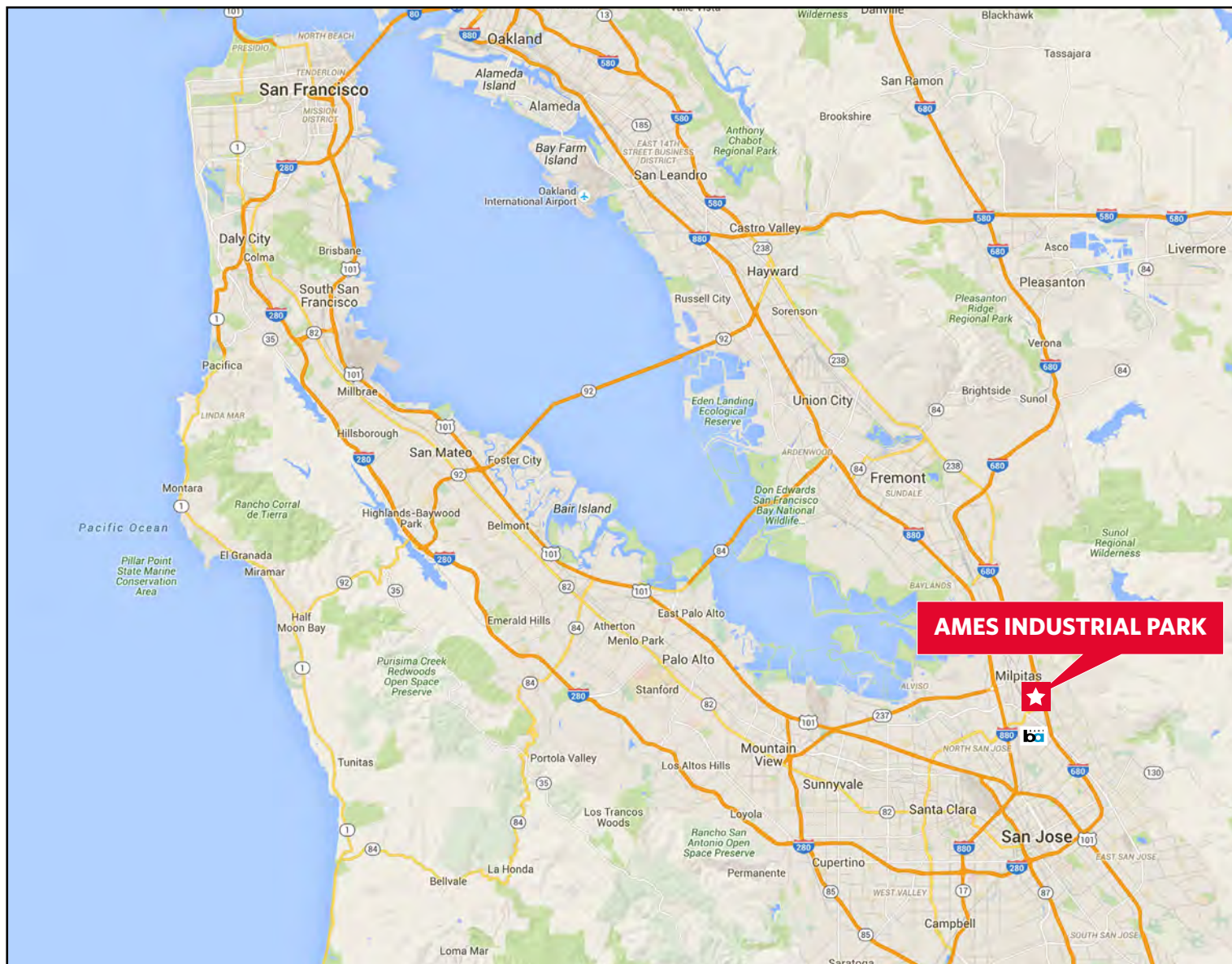
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