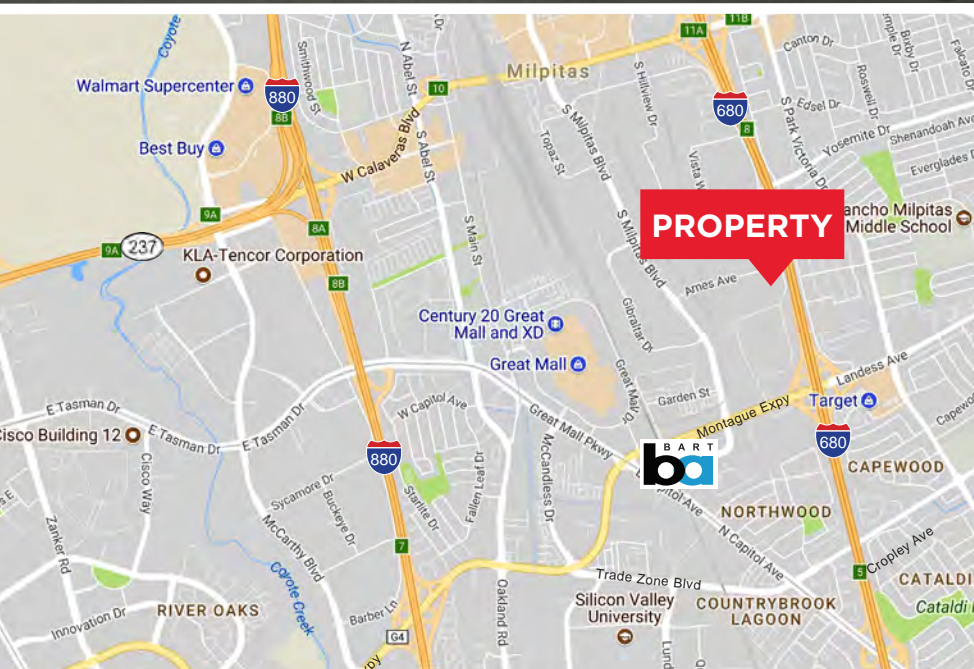


**1053 SINCLAIR FRONTAGE ROAD**

Milpitas, CA

**±30,200 SF OF MANUFACTURING/WAREHOUSE SPACE FOR LEASE****PROPERTY HIGHLIGHTS**

- ±30,200 SF Manufacturing/Warehouse Space with ±1,450 SF of HVAC Office
- 2 Grade Level Doors on Sinclair Frontage Road
- Fenced Enclosed Dock Loading Area with 2 Overhead Doors
- Heavy Power
- Energy Efficient Lighting
- Skylights Throughout
- Foam Insulated Roof
- Sprinklered
- Additional ±10,000 SF of Available Manufacturing/Warehouse Space
- Easy Access to Montague Expressway,  ,  and Highway 
- Do Not Disturb Tenant
- Tour By Appointment Only

**CONTACT****FRED EDER**

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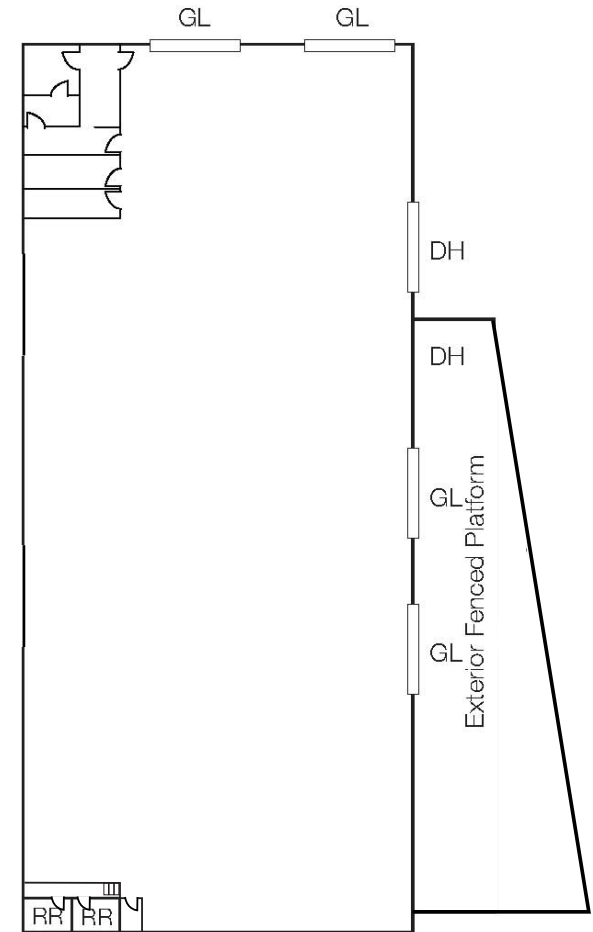
MANUFACTURING/WAREHOUSE SPACE FOR LEASE

# 1053 SINCLAIR FRONTAGE ROAD

Milpitas, CA

## FLOOR PLAN

1053 SINCLAIR FRONTAGE ROAD: ±30,200 SF



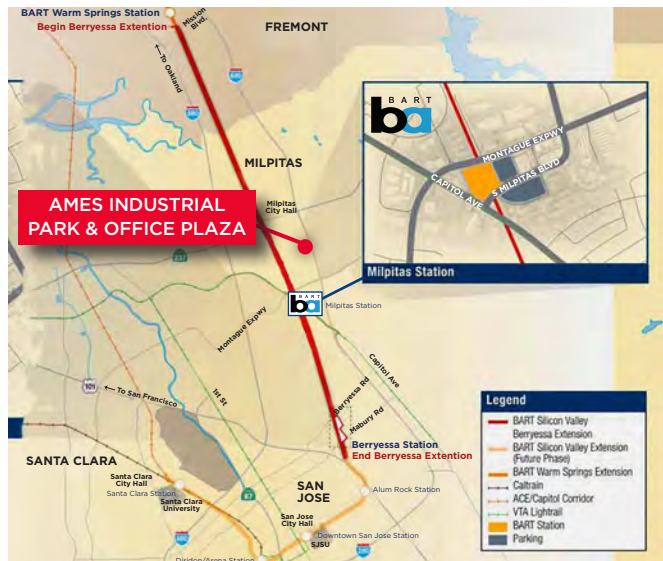
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## MILPITAS BART STATION & TRANSPORTATION

- 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 currently under construction and is tentatively scheduled to open in 2020. 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

## CONTACT

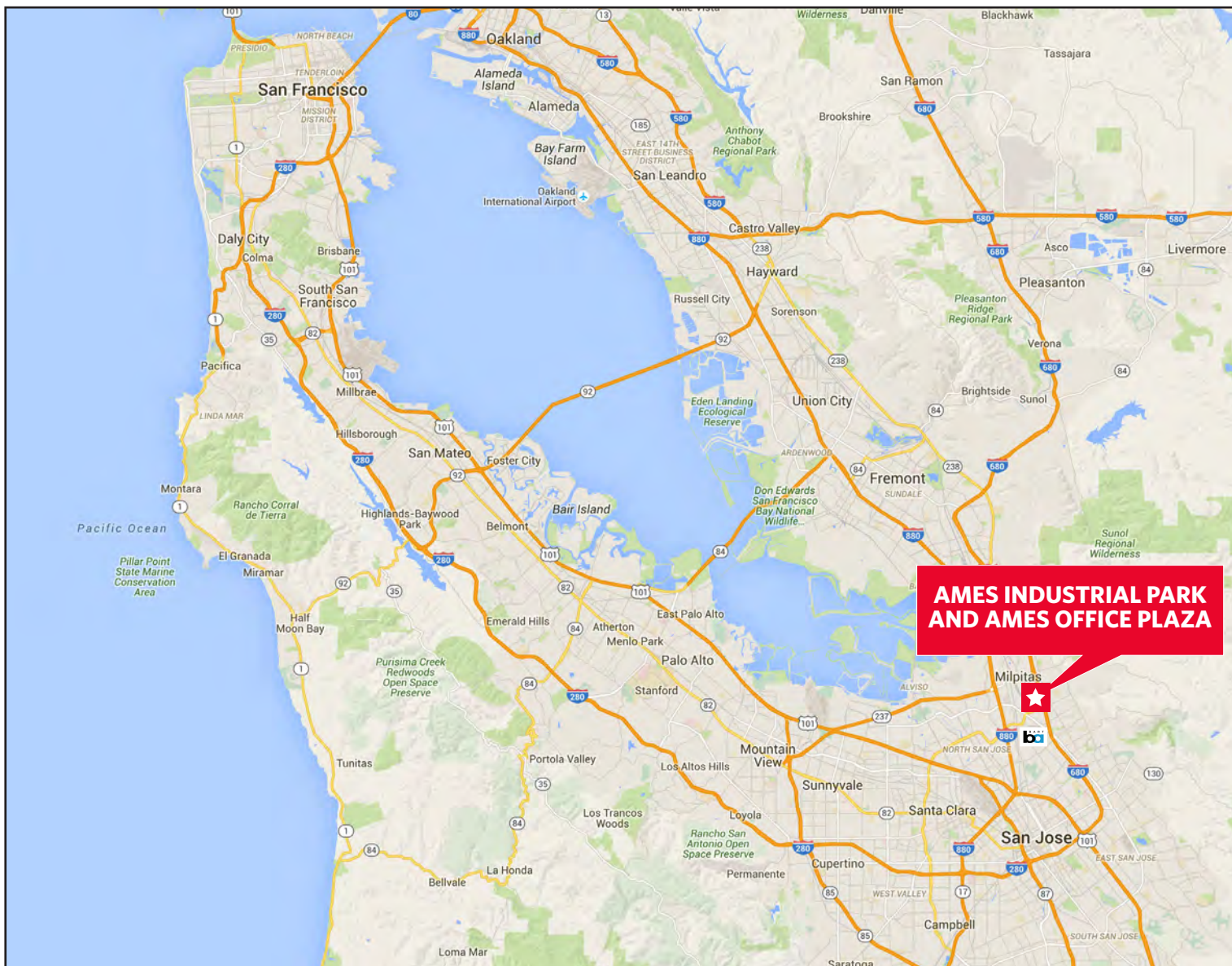
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## MANUFACTURING/WAREHOUSE SPACE FOR LEASE

# 1053 SINCLAIR FRONTAGE ROAD

Milpitas, CA





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