

FOR SUBLEASE
PRIME SILICON VALLEY WAREHOUSE FACILITY
FLEMING BUSINESS PARK

1057 MONTAGUE EXPRESSWAY • MILPITAS, CALIFORNIA
±128,173 SF

I-680 SIGNAGE

FULL COMMISSION to Procuring Broker



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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).

COMMENTS:

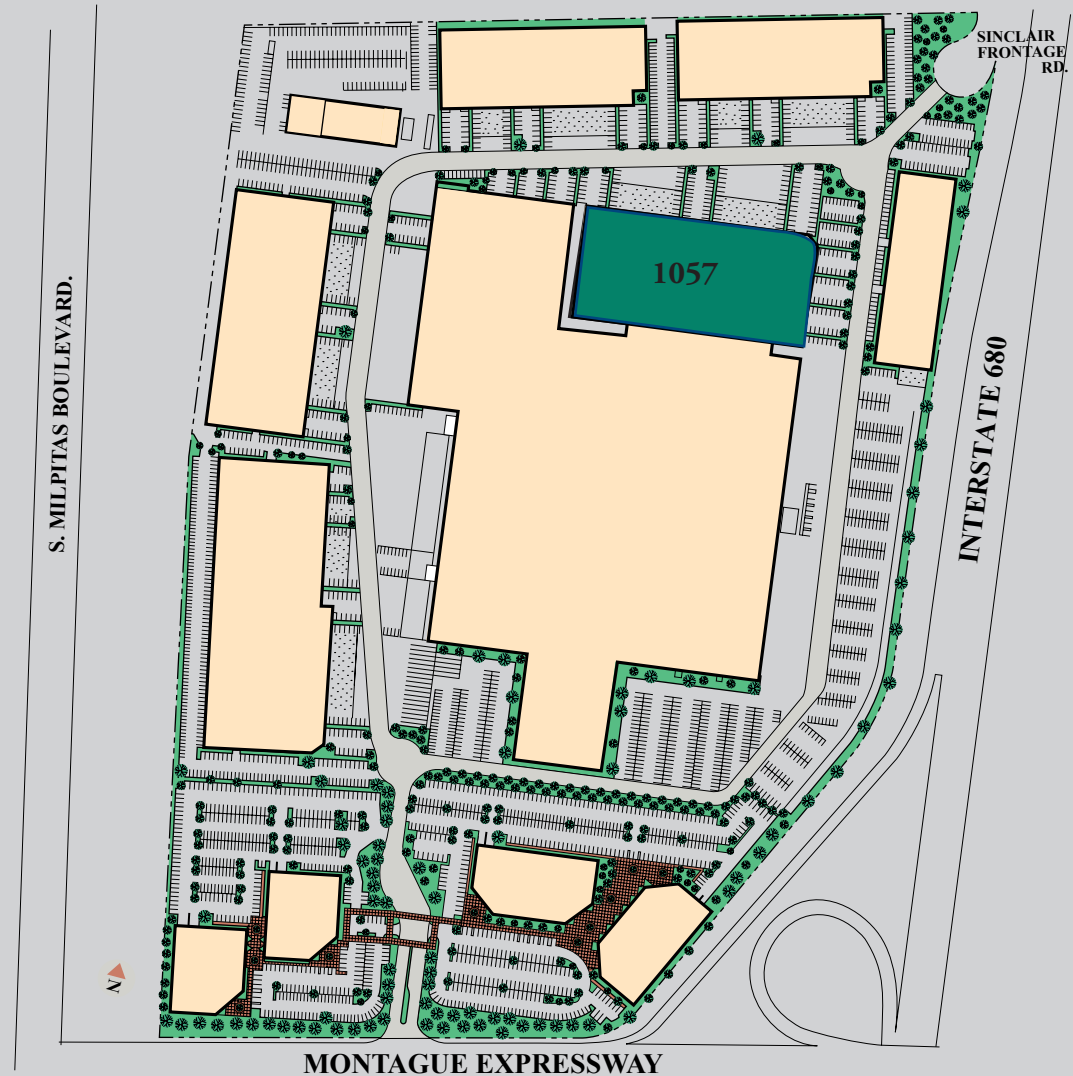
- » This facility is located at the junction of *I-680* and Montague Expressway.
- » This location offers immediate access to I-680, and close proximity to I-880 and Highway 237. This site has secondary access from Sinclair Frontage Road.
- » Minutes from Great Mall offering shopping, banks, restaurants and entertainment.

FIRE PROTECTION:

- » Fully sprinklered - GPM 0.6/2,000

PARKING:

- » Abundant employee parking with generous truck staging capabilities
- » Additional parking available



Plan not to scale

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2018 Colliers International



WP INVESTMENTS

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FLEMING BUSINESS PARK

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BUILDING AREA:

- » ±128,173 SF
- » ±10,000 SF 2 story upgraded office with elevator
- » State of the art, open air, flexible office space

INTERIOR CEILING CLEARANCE:

- » 26' - 33' 6" minimum clear height (warehouse)

LOADING AREA:

- » 18 dock high doors
- » 5 grade level doors (Two 20' x 20')

SPRINKLER CALCULATION:

- » 0.6 GPM/2,000 SF

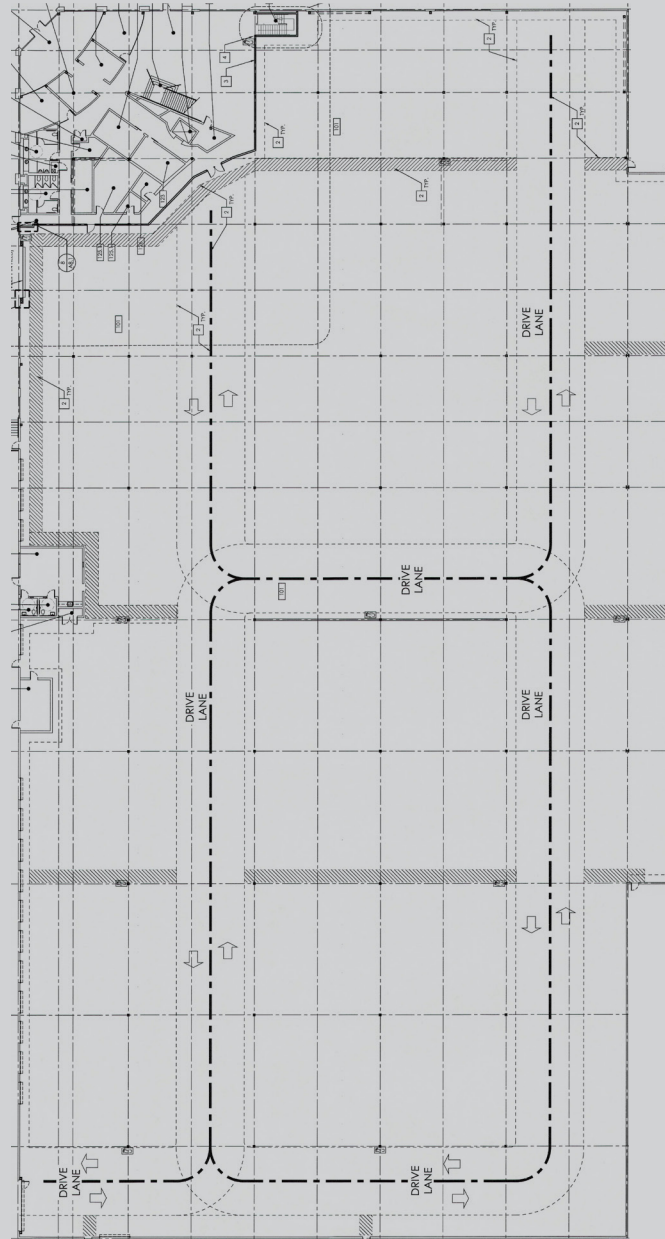
PARKING:

- » Ample parking
- » Generous truck staging capabilities

COMMENTS:

- » The space is currently leased by PODS
- » Please call and arrange tour
- » Sublease expires September 2026
(Shorter term acceptable - 3/5 years)

LEASE RATE: \$0.84 PSF NNN



Plan not to scale



WP INVESTMENTS

REAL ESTATE
DEVELOPMENT
AND
INVESTMENTS

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WP INVESTMENTS