

FOR LEASE

# Multi-Tenant Industrial Space

## CONTACT

### Greg Evans

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## Montague East Business Park

### 1055 Pecten Court, Milpitas

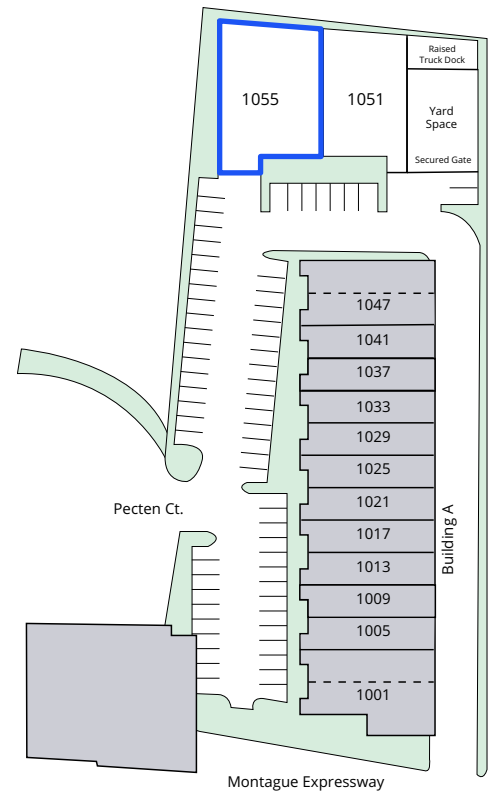
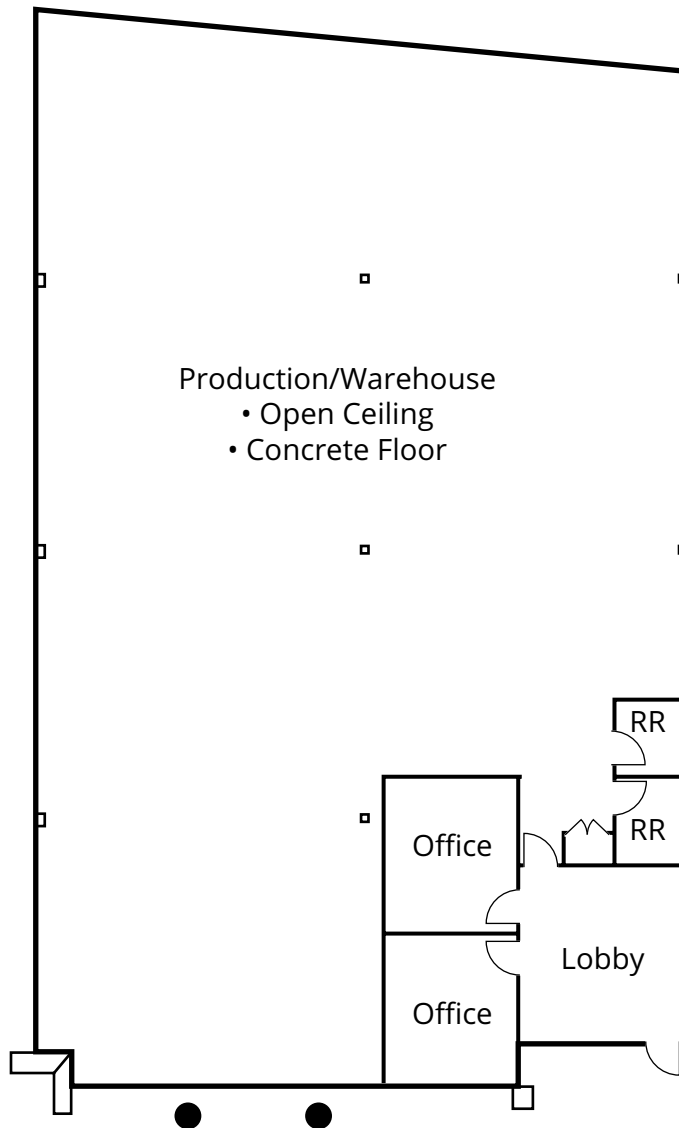
- **±5,850 SF**
- 10% Office, Balance Warehouse
- 2 Grade Level Doors
- Fully Fire Sprinklered
- 200 Amps, 120/208 Volts, 3 Phase Power
- Skylights
- Asking: \$1.75/SF Ind. Gross (\$0.26/SF CAM)
- Available Now

### 1051 Pecten Court, Milpitas

- **±5,740 SF**
- 15% Office, Balance Warehouse
- 2 Private Offices
- 1 Grade Level Door & 1 Dock High Door
- Fully Fire Sprinklered
- 200 Amps, 120/208 Volts
- Fenced Yard
- Asking: \$1.85/SF Ind. Gross (\$0.26/SF CAM)
- Available 01-01-2026

# Floor Plan

1055 Pecten Court, Milpitas  
**±5,850 SF**



- = Available    ● = GL Door  
■ = Leased    🗄 = Lockbox

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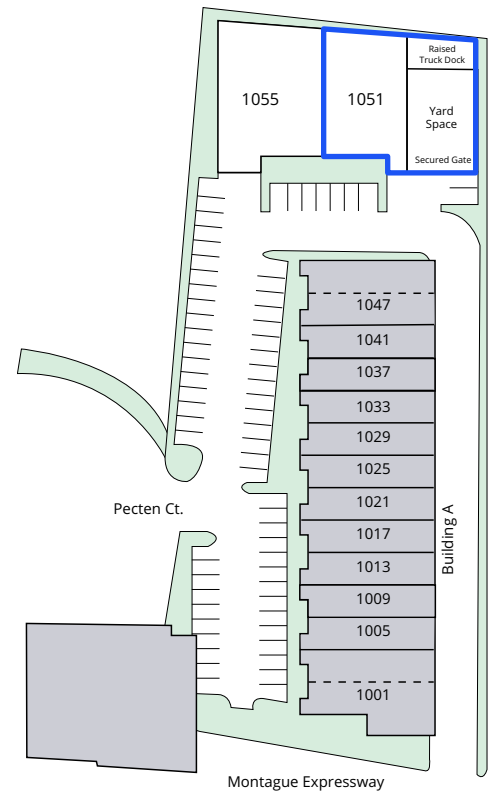
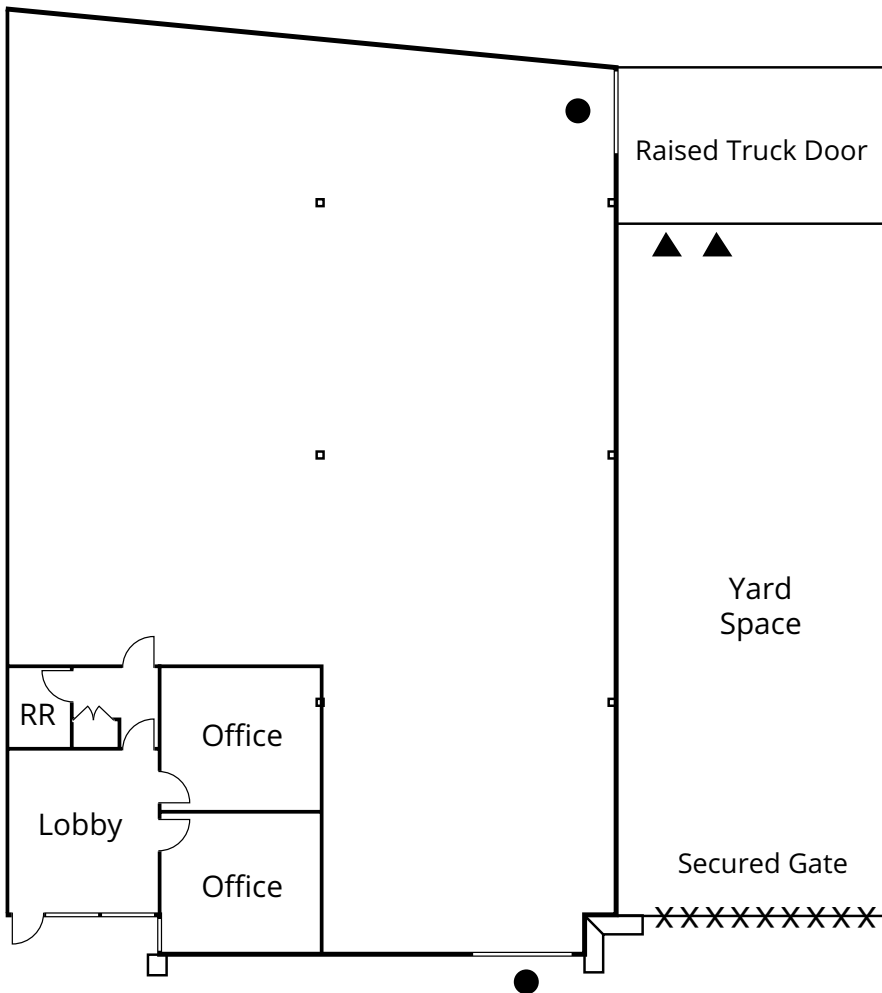
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**±5,740 SF**



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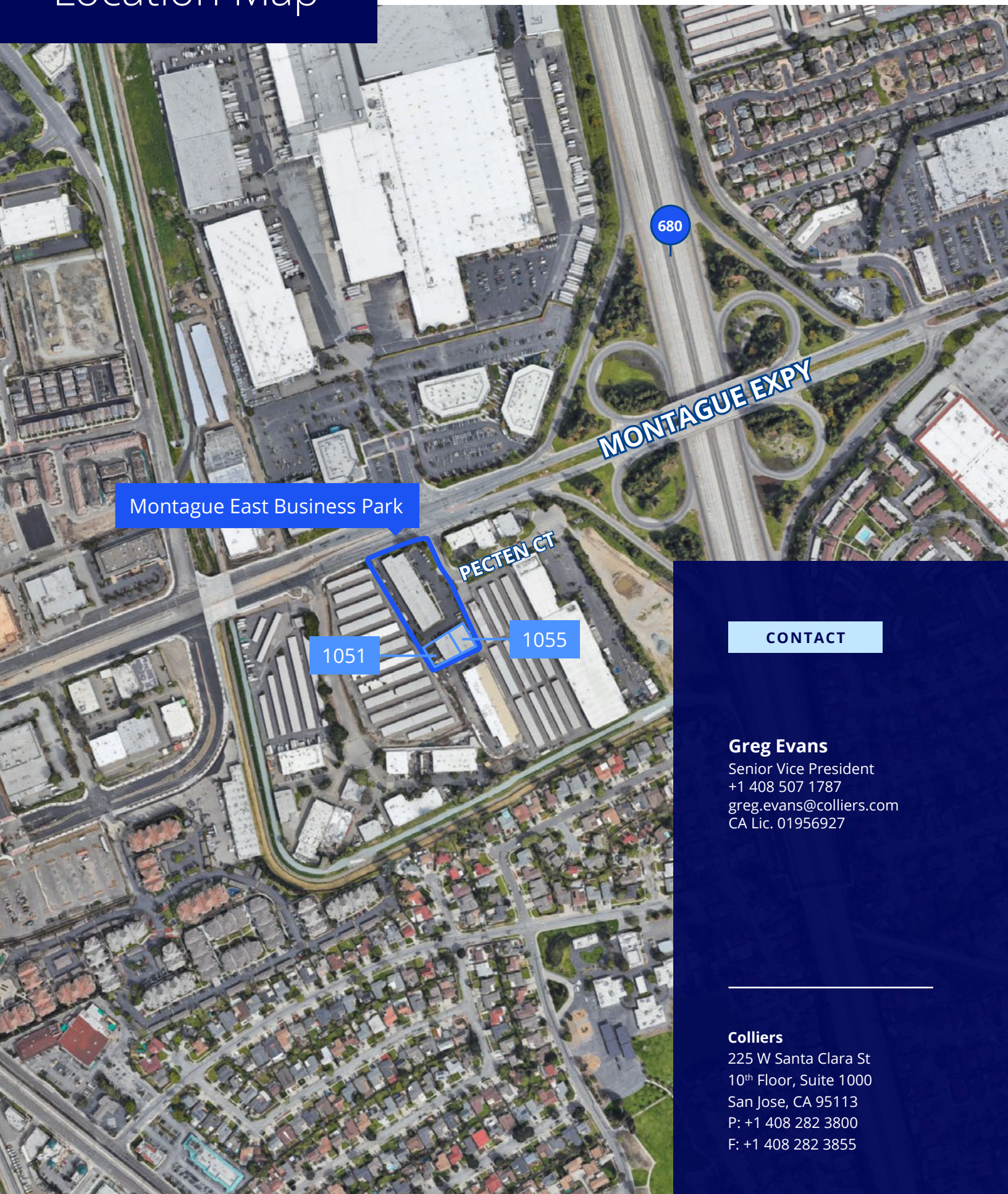
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# Location Map



Montague East Business Park

PECTEN CT

1051

1055

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# Amenities Map

## McCarthy Ranch Marketplace



## Great Mall



## Montague East Business Park

## North Park Plaza



## Brokaw Commons



## Sprout @ Brokaw



## Milpitas Square



## River Oaks



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