

**FOR LEASE**

# Multi-Tenant Industrial Space

## CONTACT US

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## Montague East Business Park

### 1055 Pecten Court, Milpitas

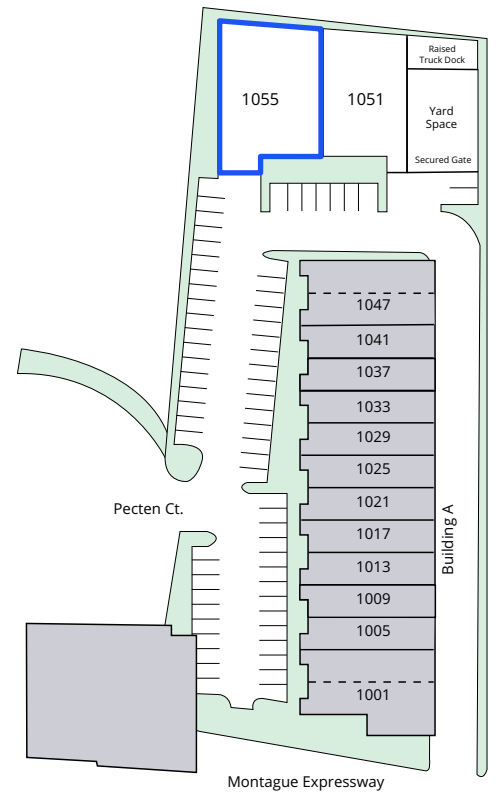
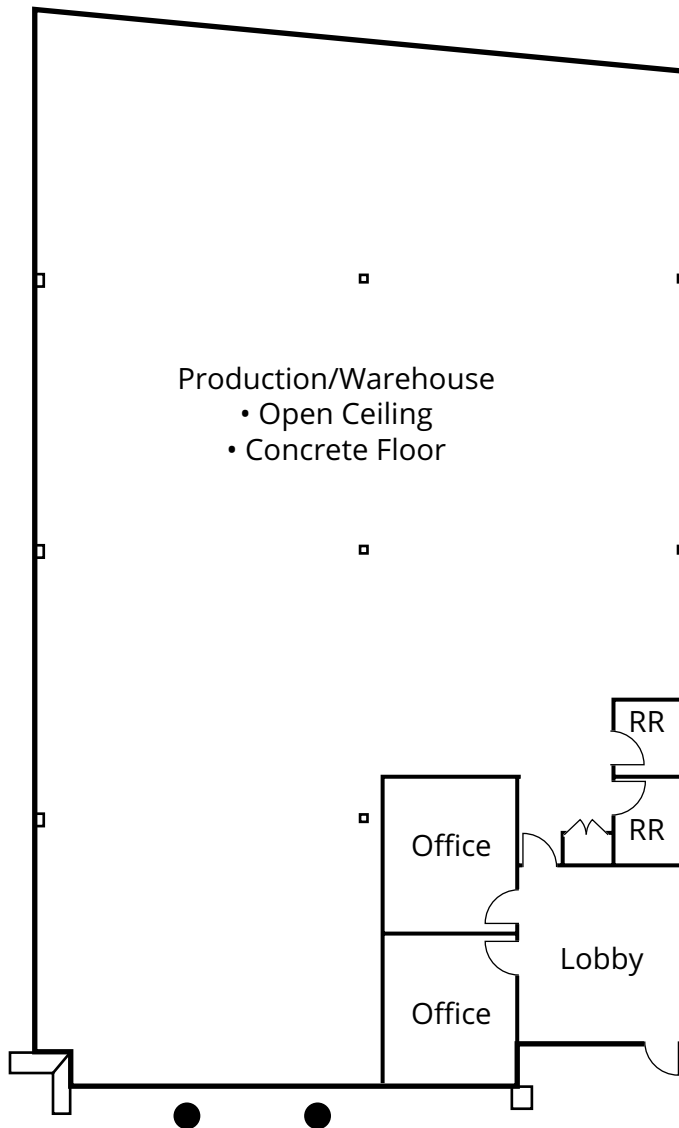
- **±5,850 SF**
- 10% Office, Balance Warehouse
- 2 Grade Level Doors
- Fully Fire Sprinklered
- 200 Amps, 120/208 Volts, 3 Phase Power
- Skylights
- Asking: \$1.75/SF Ind. Gross (\$0.26/SF CAM)
- Available 1-1-2025

### 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 7-15-2025

# Floor Plan

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



- = Available
- = Leased
- = GL Door
- = Lockbox

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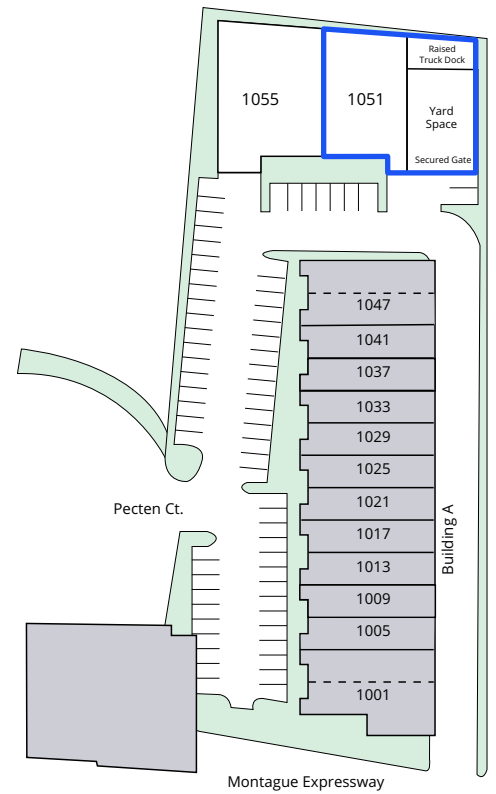
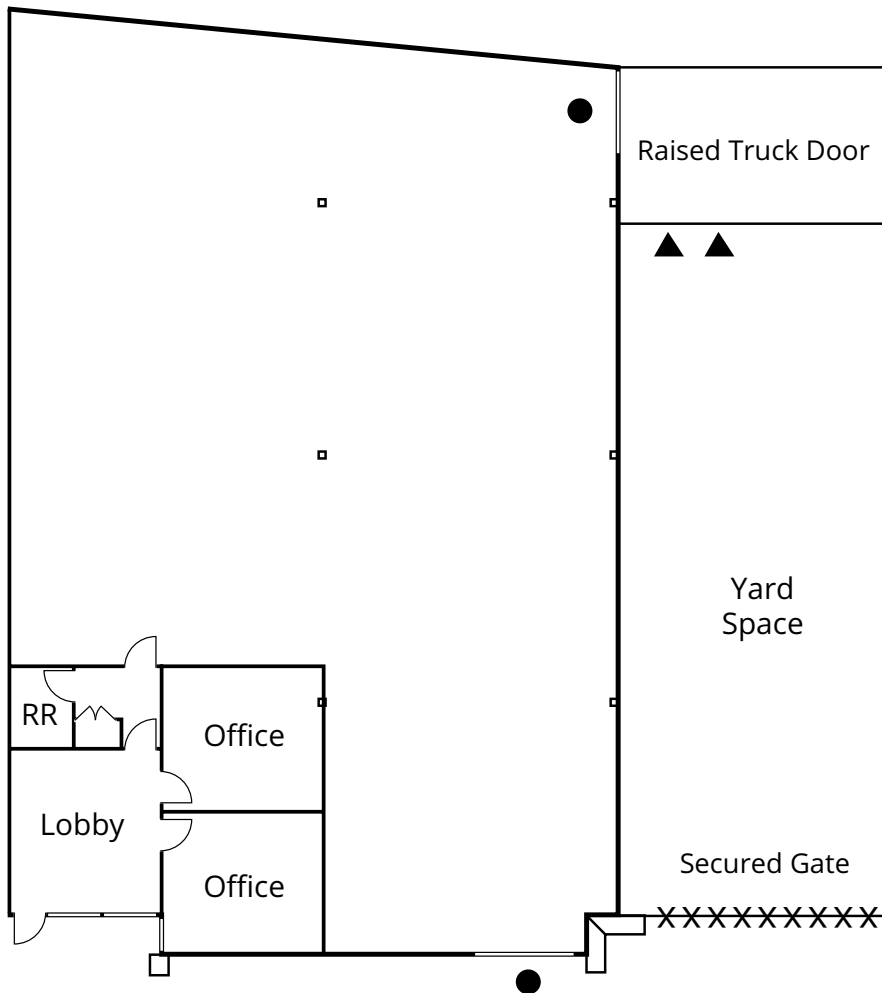
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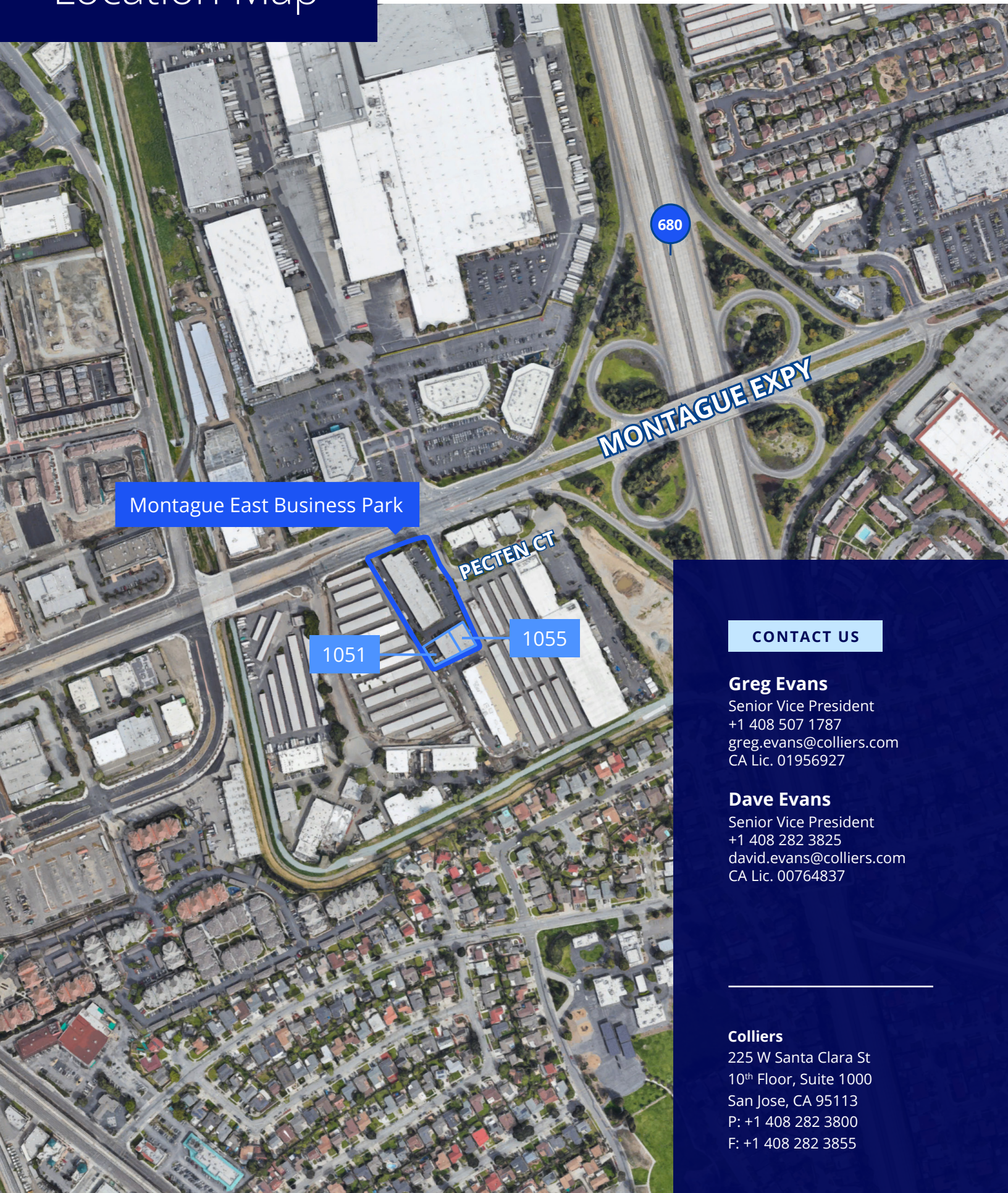
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# Location Map



Montague East Business Park

PECTEN CT

1051

1055

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# Amenities Map

**Milpitas Square**

**RANCH MARKET**  
**techCU**  
**STAYBRIDGE SUITES**  
**CROWNE PLAZA**  
**loving Hut**  
**Wang's**  
**Quickly**  
**fala.je.ble**  
**GOLDEN CHICKENS**

**McCarthy Ranch Marketplace**

**verizon**  
**CVS**  
**Walmart**  
**Hilton Garden Inn**  
**Michael's**  
**TOGO's**  
**SUBWAY**  
**PET SMART**  
**BANK OF AMERICA**  
**Macaroni Grill**  
**Applebee's**  
**GNC LiveWell**  
**BEST BUY**  
**IN-N-OUT BURGER**  
**McDonald's**  
**ON THE BORDER**  
**BLACK ANGLUS**  
**ROSS**  
**SLEEP TRAIN**  
**Happi House**  
**TACO BELL**  
**DAVID'S**  
**Starbucks**  
**HOME TOWN BUFFET**

**Great Mall**

**DAVE & BUSTER'S**  
**WELLS FARGO**  
**Red Robin**  
**CINNABON**  
**BED BATH & BEYOND**  
**CHIPOTLE**  
**CASUN GRILL**  
**OUTBACK STEAKHOUSE**  
**BevMo!**  
**Starbucks**  
**Olive Garden**  
**HOME DEPOT**  
**SUBWAY**  
**Marshalls**

**River Oaks**

**Premier Pizza**  
**Starbucks**  
**CHASE**  
**SUBWAY**  
**HOBEES**  
**KaatiFresh**

**North Park Plaza**

**BAJA FRESH**  
**TOGO's**  
**Panera**  
**Starbucks**  
**FedEx**  
**McDonald's**  
**jamba**

**Brokaw Commons**

**CITY SPORTS CLUB**  
**Great Clips**  
**FIVE GUYS**  
**SUBWAY**  
**NOAH'S BAGELS**  
**CHASE**  
**KEYPOINT**  
**COSTCO WHOLESALE**

**Sprout @ Brokaw**

**VITALITY BOWLS**  
**HomeGoods**  
**SPROUTS FARMERS MARKET**  
**ROSS**  
**ASIAN ST. BOX**  
**WELLS FARGO**  
**Rubio's**

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