

**755 YOSEMITE DRIVE, MILPITAS, CA**

**FOR LEASE**

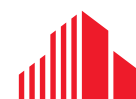
**±96,250 SF FREESTANDING BUILDING ON ±7.18 ACRES**

**WAREHOUSE DISTRIBUTION SPACE WITH REFRIGERATION/COOLER**



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**CUSHMAN &  
WAKEFIELD**






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## PROPERTY HIGHLIGHTS

- ±96,250 SF Warehouse with ±15,000 SF of Two-Story Office Space
- ±7.18 Acre Parcel
- Existing Refrigeration Areas of ±36,000 SF and ±15,000 SF
- Existing ±3,000 SF and ±1,300 SF Cooler Rooms
- ±3,000 SF Maintenance Shop with Compressed Air, 2 Grade Level Doors and Restroom
- ±7,761 SF Sprinklered Canopy Area at North End
- 8 Loading Docks (8'x8') with End of Dock Levers
- 4 Grade Level Doors (14'x14')
- 6 Rail Doors on Active UP Spur (Fenced and Secured)
- ±21' - 26' Clear Height with Skylights
- Power: 1,600 Amps @ 480/277 (Tenant to Confirm)
- Sprinklered
- Employee Parking Area with 77 Auto Spaces
- ±1.48 Acre of Fenced, Fully Paved Outdoor Staging/Parking at North End
- Fueling Station on Site with Underground Fuel Tanks (One 10,000 Gallon Diesel & One 5,000 Gallon Unleaded)
- 5,000 Gallon Above Ground Propane Tank
- New Slurry Seal in Asphalt Areas
- Fully Fenced & Secured Facility with 3 Ingress/Egress Points
- Interior Warehouse Walls Can Be Removed
- Easy Access to Montague Expy, , , and Hwy  (Calaveras Blvd.)



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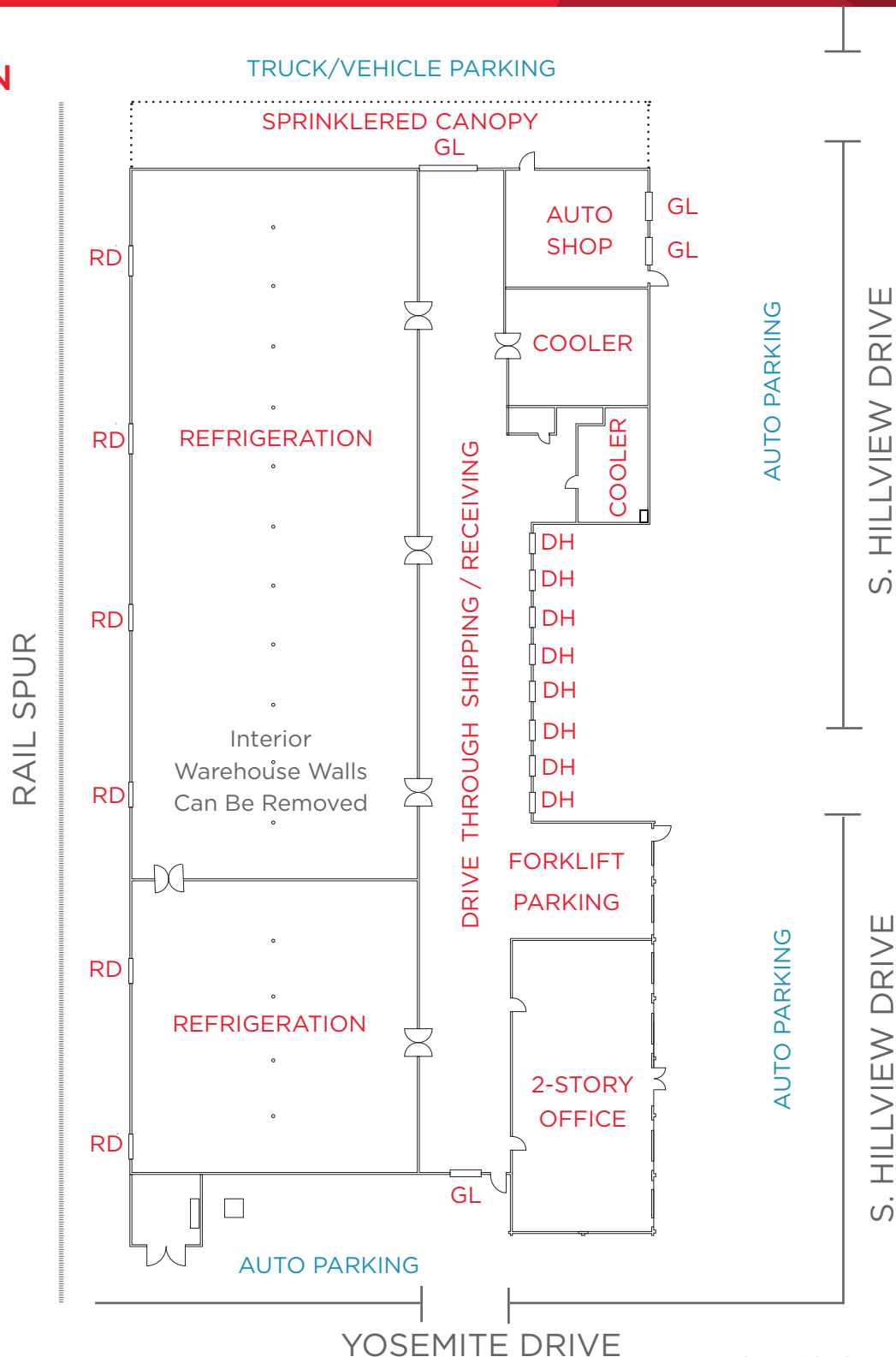
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# FLOOR PLAN

## WAREHOUSE



GL - Grade Level

DH - Dock Door

RD - Rail Door

YOSEMITE DRIVE

\*NOT EXACT OR TO SCALE

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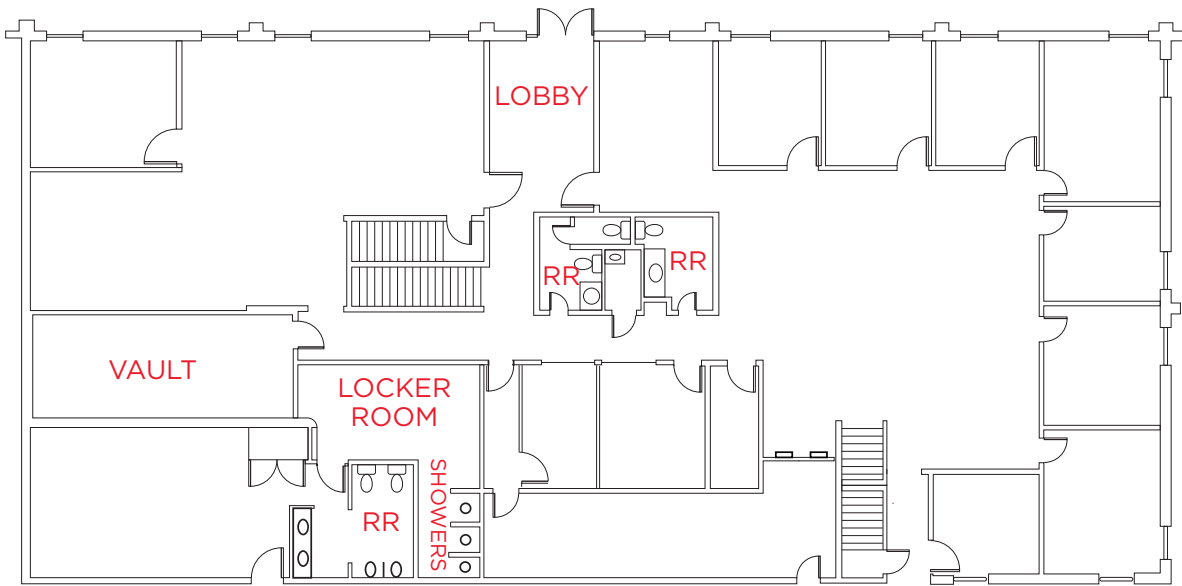
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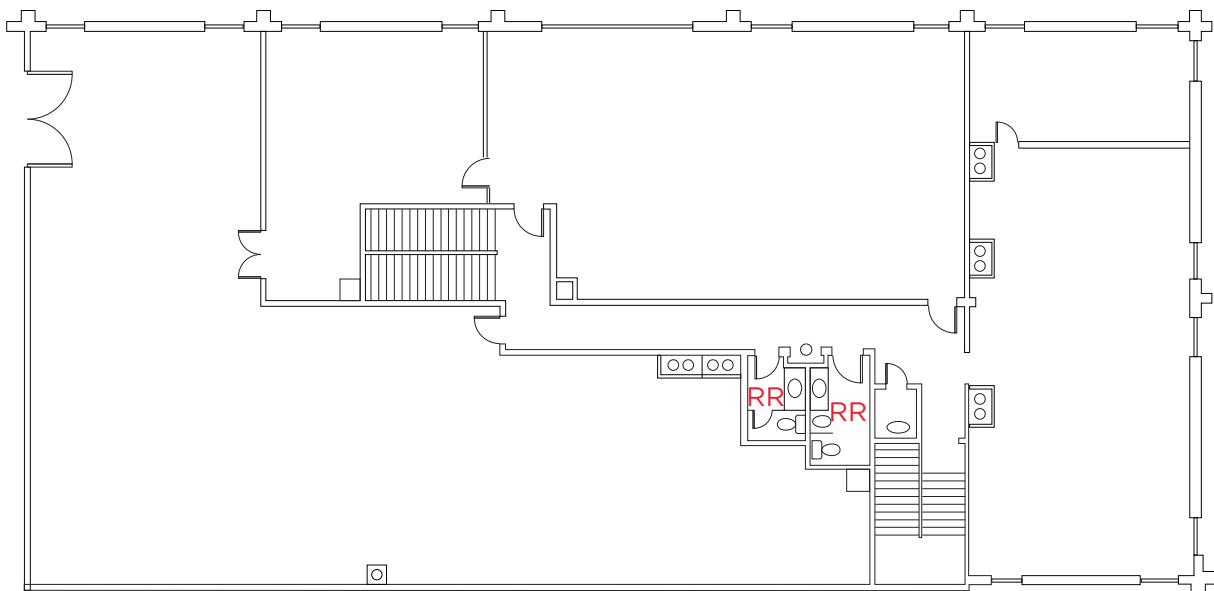
## FLOOR PLAN

OFFICE

FIRST FLOOR



SECOND FLOOR



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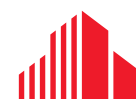
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