



Industrial Property For Lease

1638 S. Milpitas Boulevard

1638 S. MILPITAS BOULEVARD, MILPITAS, CA 95035

Approximately 4,000 square feet of industrial manufacturing space available. Consists of four private offices, open cubicle area, two restrooms and reception area (appx 1,800). New flooring and fresh paint. One roll up door. Ample parking. Large driveway to accommodate tractor trailer loading and unloading. Industrial Gross Lease. Tenant pays its own utilities.

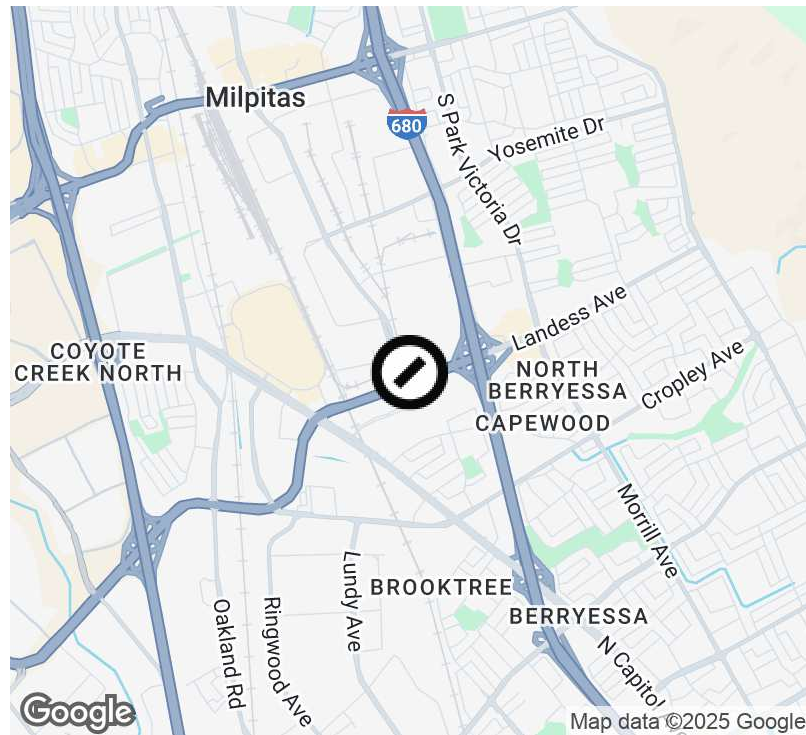
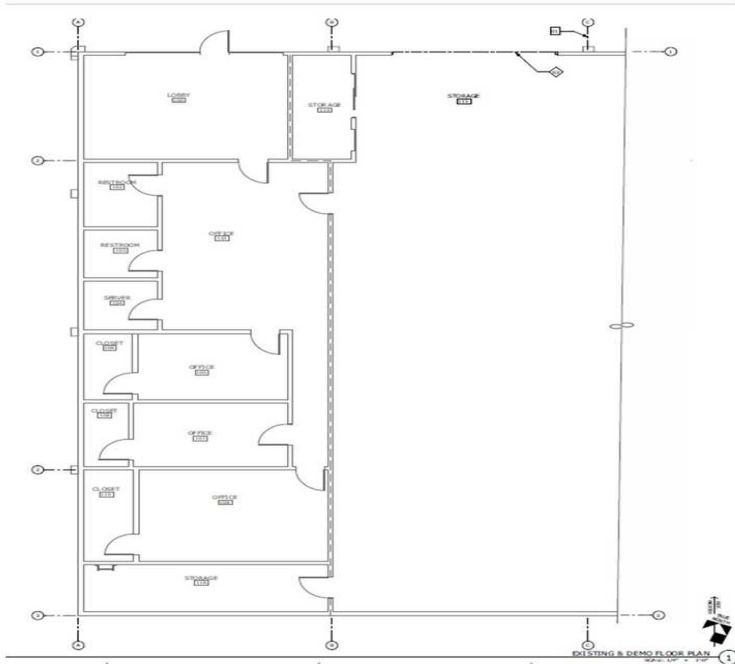
Located just off Montague Expressway. Near several amenities such as restaurants, shopping, mass transit, hotels, etc. 0.3 miles to Milpitas BART station. Less than a mile to Interstate 680 and about 1.5 miles to Interstate 880.

Get in touch

Tony Odom
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COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Lease Rate:	\$1.85 SF/month (MG)
Building Size:	65,000 SF
Available SF:	4,000 SF
Lot Size:	3.1 Acres
Number of Units:	6
Year Built:	1973
Zoning:	M2S
Market:	South Bay/San Jose
Submarket:	Milpitas

Property Overview

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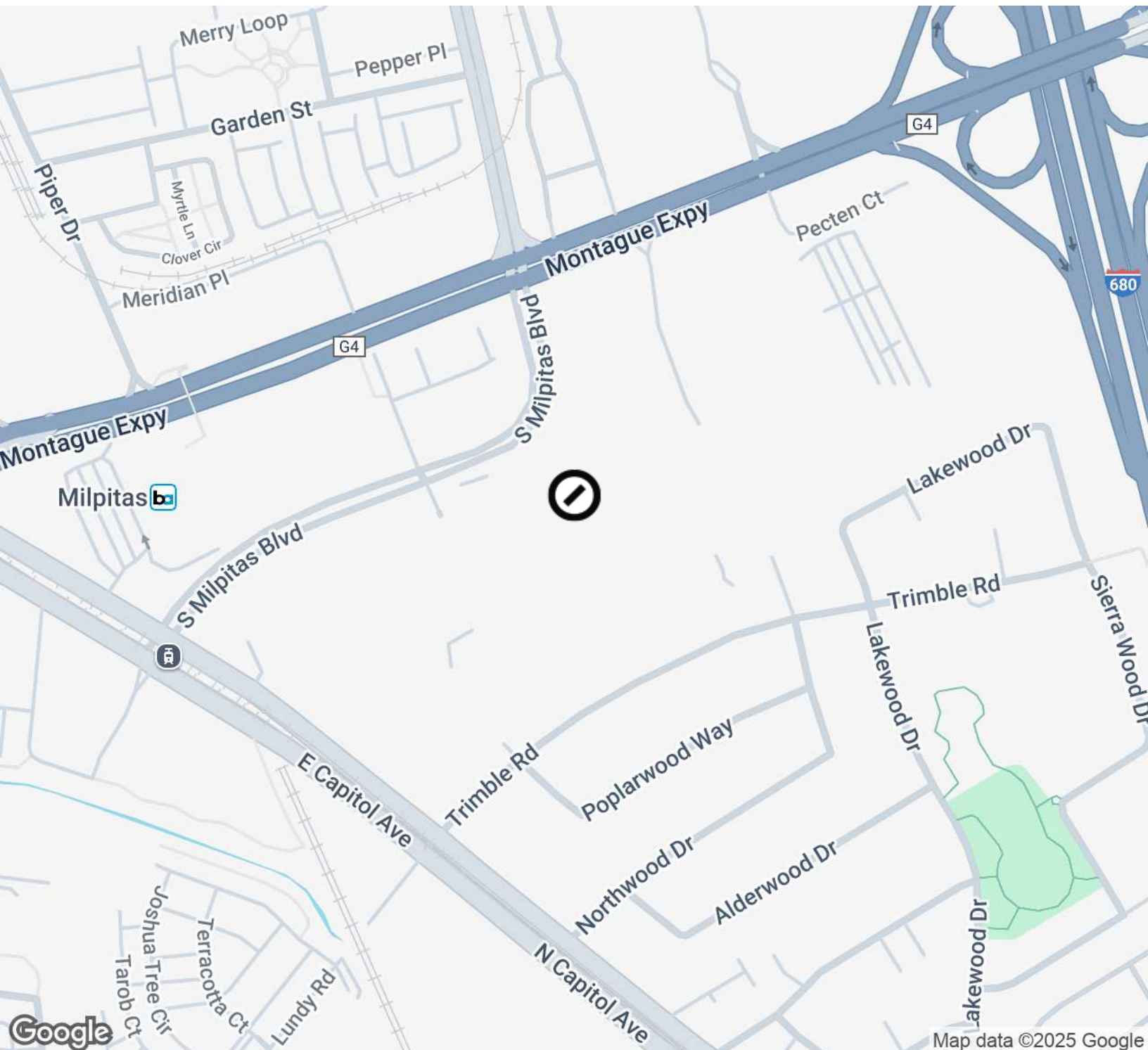
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Property Highlights

- 4000 square feet
- 1,800 SF Office - 2,200 SF Warehouse
- One grade level roll up door
- Large parking lot
- Close to Milpitas BART Station
- Easy access for large truck delivery

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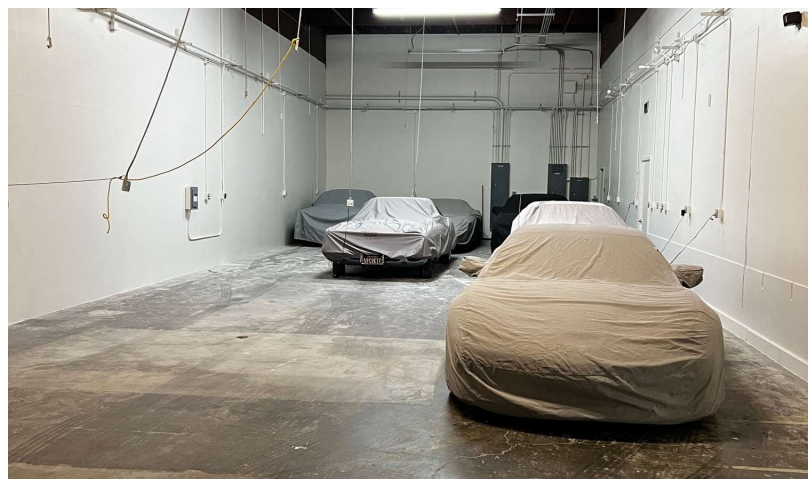
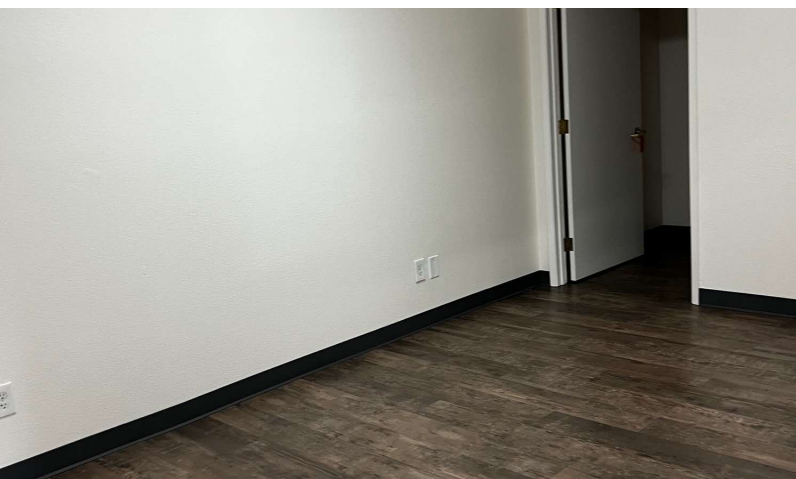
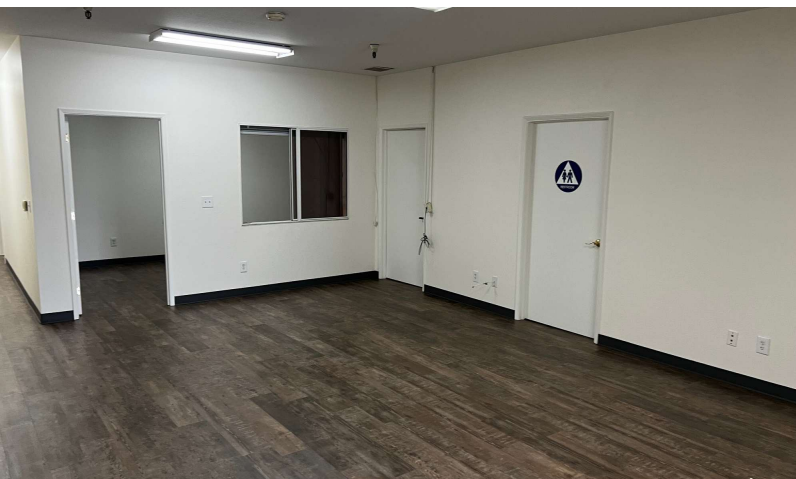
Location Map



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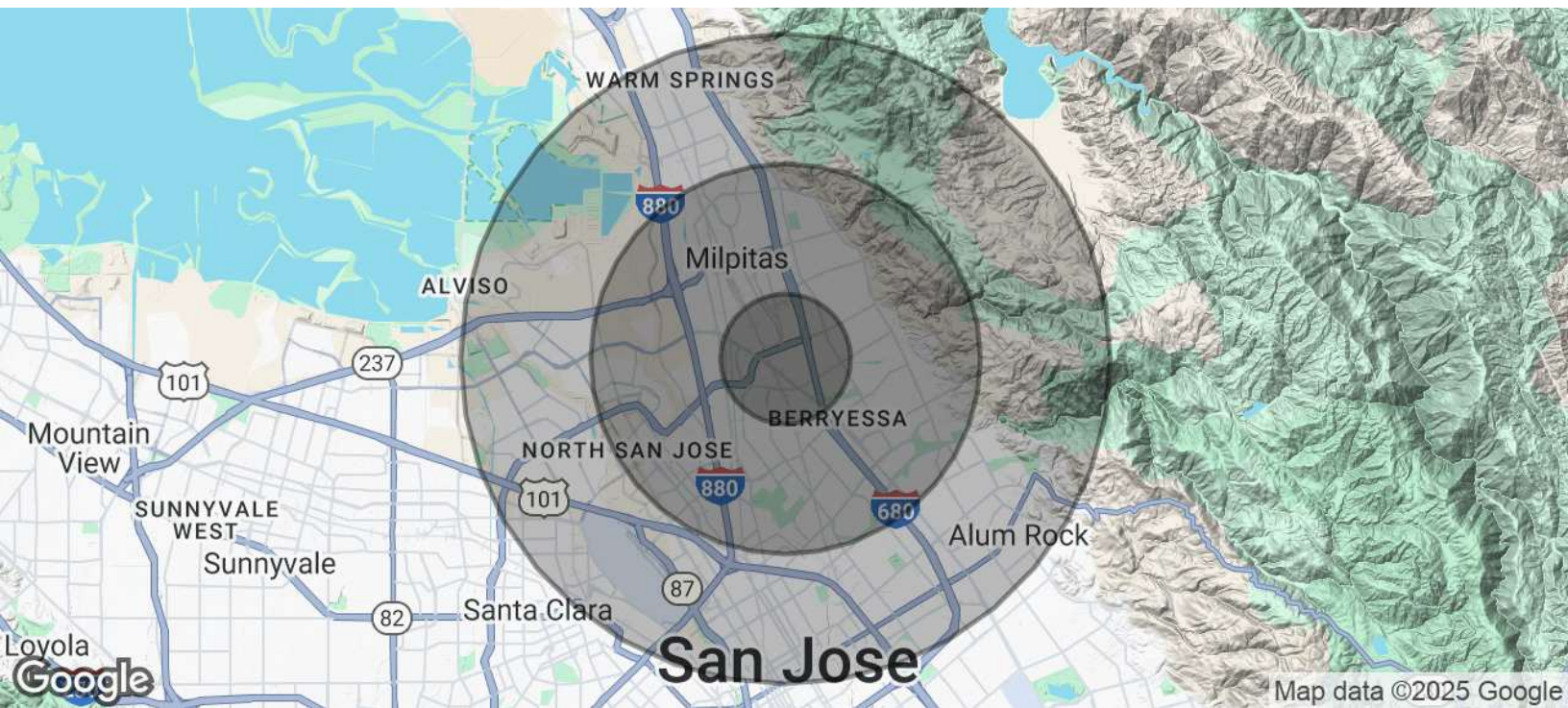
Additional Photos



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	21,656	156,316	345,942
Average Age	35.1	36.2	35.2
Average Age (Male)	33.0	35.3	34.3
Average Age (Female)	36.5	37.0	35.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,882	45,874	108,312
# of Persons per HH	3.7	3.4	3.2
Average HH Income	\$103,883	\$105,553	\$95,284
Average House Value	\$606,030	\$583,599	\$571,094

* Demographic data derived from 2020 ACS - US Census

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