

# 5853 Rue Ferrari San Jose

READY FOR OCCUPANCY  
Q4 2024



CBRE



PROPERTY WEBSITE



# Site Plan/Specs

±302,843 SF

## More Space, More Power

Flexible Floor Plan Divisible to ±151,238 SF

±5,930 SF Spec Office

8,000 Amps @ 277/480V, Expandable to 99 Megawatts of Power

47 Dock-High Doors

2 Grade-Level Doors

42' Clear Height

58' x 58' Column Spacing

Industrial Park (IP) Zoning

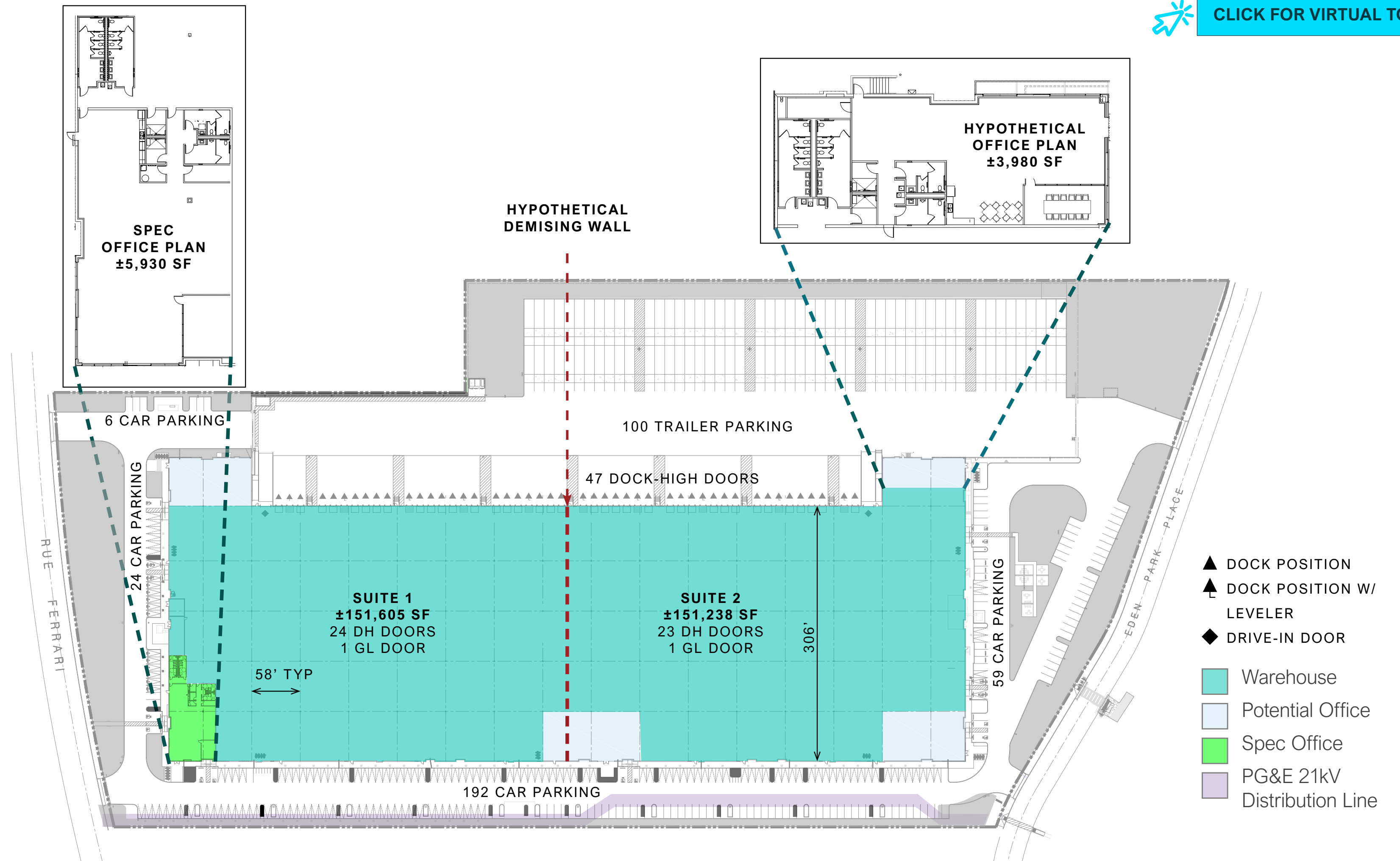
291 Parking Stalls

98 Trailer Stalls

Visible Highway 101 Signage Opportunity

Site Secured with Perimeter Fence and Access-Controlled Gate

 [CLICK FOR VIRTUAL TOUR](#)





# Silicon Valley's Southern Gateway

Enter the global tech capital from its south and discover Prologis Rue Ferrari. This site is primed to access the talent and labor you need with more power and more space than the industry standard.

This is the beginning of something great.



## Silicon Valley Skill

Easy access to the Silicon Valley core, tech talent, and tech industry demand.



## Access from the South

Easy access to labor markets within reach of the Bay Area.



## Electrified Efficiency

Large footprint, high ceilings, and high power capacity.



# Access Talent and Labor

Between the tech industry hub to the north and the cities of the southern Santa Clara Valley, there are few places better suited to attracting talent and labor. Meet your people where they are, so you can meet Silicon Valley demand.

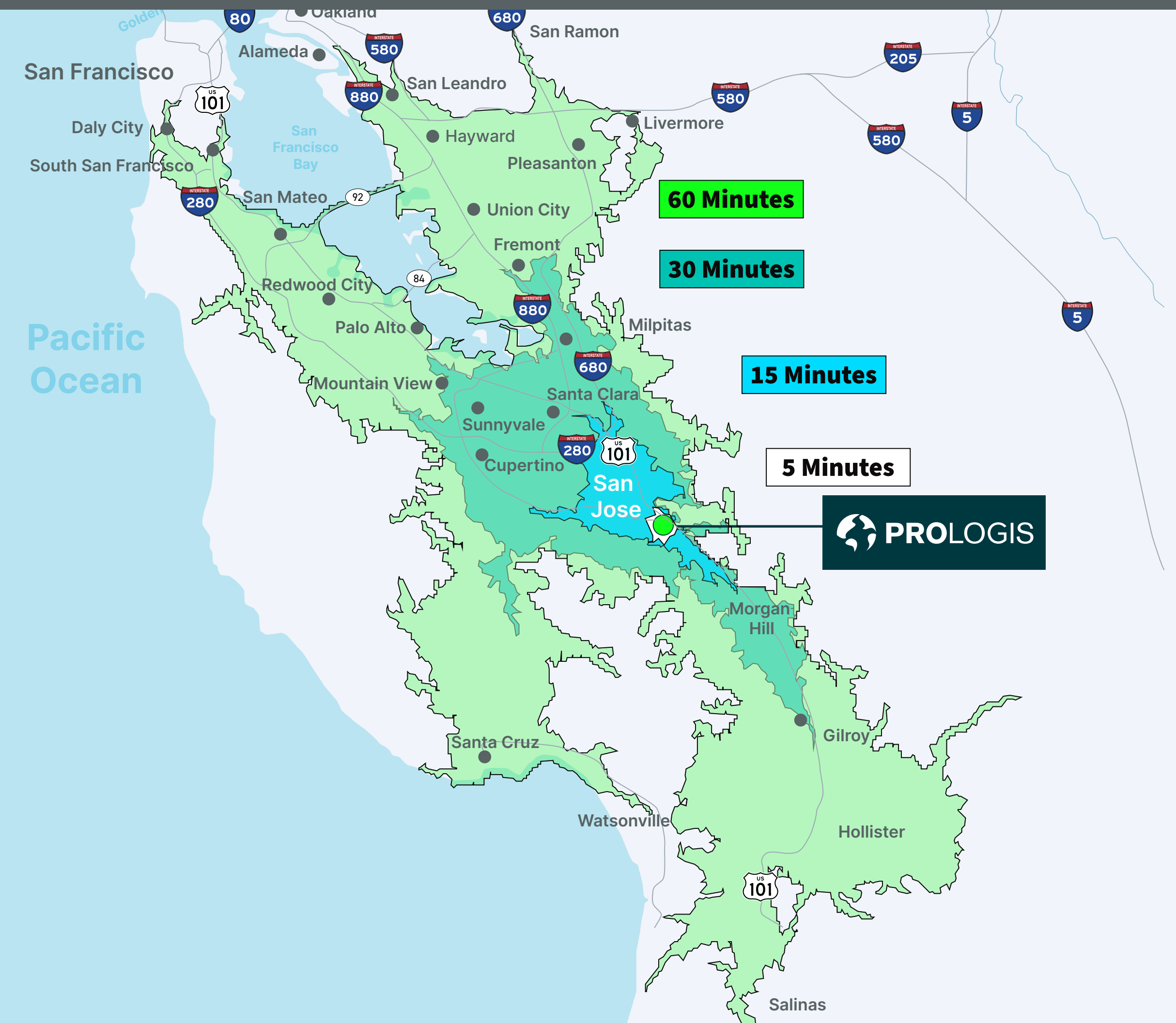
Drive to Either Side of the Bay and Beyond Within an Hour

## Access to Talent

5 MINUTES	<b>7</b> 2024 Total Workforce 16+	<b>2</b> Warehouse/Manufacturing Employees
15 MINUTES	<b>153,607</b> 2024 Employed Civilian Population 16+	<b>28,162</b> Warehouse/Manufacturing Employees
30 MINUTES	<b>988,013</b> 2024 Employed Civilian Population 16+	<b>270,472</b> Warehouse/Manufacturing Employees
60 MINUTES	<b>2,612,773</b> 2024 Employed Civilian Population 16+	<b>418,472</b> Warehouse/Manufacturing Employees

## Access to Consumers

5 MINUTES	<b>\$200,001</b> Median HH Income	<b>11</b> Total Population (2024 Estimate)
15 MINUTES	<b>\$130,288</b> Median HH Income	<b>285,210</b> Total Population
30 MINUTES	<b>\$160,247</b> Median HH Income	<b>1,819,009</b> Total Population
60 MINUTES	<b>\$141,679</b> Median HH Income	<b>4,891,399</b> Total Population



# Access Anywhere

Immediate access to both directions of US-101 make it easy to source talent, labor, materials and goods from across the Bay Area and beyond. Plus, access the Peninsula on I-280, East Bay on I-880, and Silicon Valley via CA-85.

Prologis Rue Ferrari's gateway location provides the added benefit of a reverse commute for employees traveling from the Silicon Valley core, streamlining movement to and from work.

MAJOR MARKETS	
PALO ALTO	31 minutes
FREMONT	36 minutes
OAKLAND	60 minutes
SAN FRANCISCO	60 minutes
PORTS/FACILITIES	
PORT OF OAKLAND	60 minutes
OAKLAND INTERMODAL FACILITY	60 minutes
HIGHWAY ACCESS	
US-101	2 minutes
HWY 85	3 minutes
HWY 87	10 minutes
I-680	11 minutes
I-880	12 minutes
I-280	20 minutes
HWY 237	22 minutes





# Everyday Efficiency

Industry-leading clear heights, floor space and power capacity give you the flexibility you need to make your operation run at its highest efficiency.

## Designed for LEED Silver certification

Surpass your sustainability goals.

## ±302,843 SF - Divisible to ±151,238 SF

Achieve greater efficiencies at just the right size.

## 42 - Foot Clear Height

Increase your cubic capacity by more than 10-25 percent.

## 8,000 Amps @ 277/480V, Expandable to 99 Megawatts of Power

Power your equipment, EV fleet, or anything else.



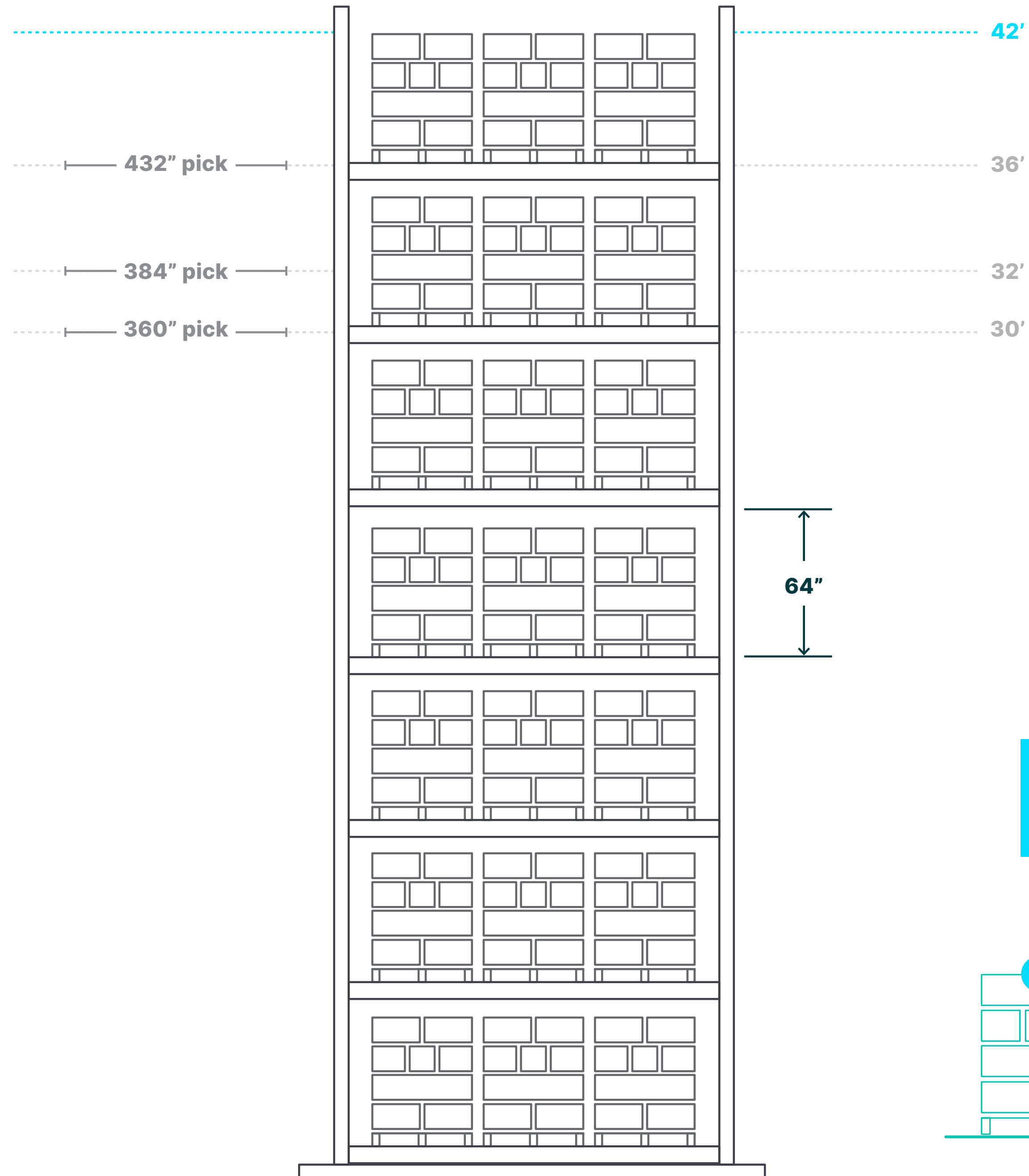


# A Clear Height Advantage

Stack and store more with an industry-leading 42-foot clear height. With more vertical space than any available building within the market, Prologis Rue Ferrari enables exceptional efficiency at a great value.

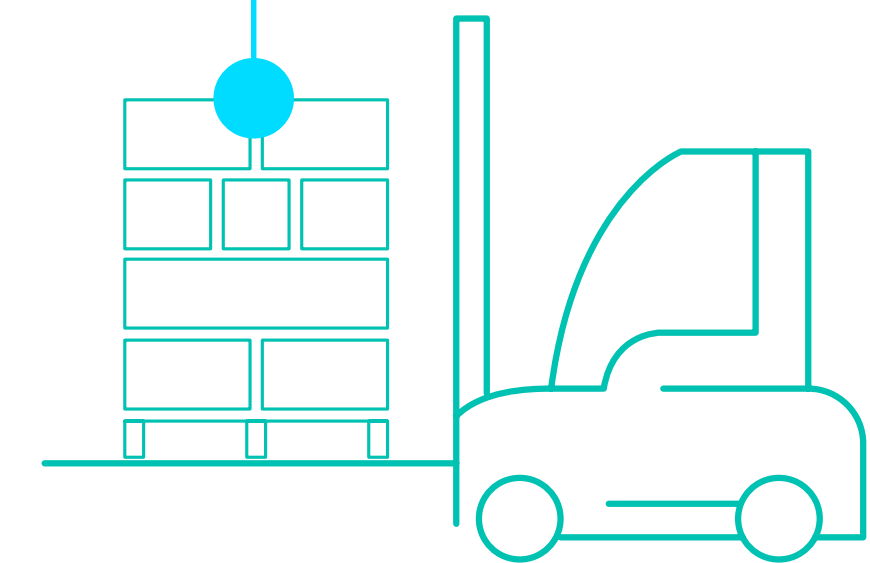
A 42' clear height increases cubic capacity by more than 10-25 percent\*.

\*1 more pallet position compared to a 32' clear building. source



CLEAR HEIGHT	SIZE NEEDED TO ACCOMMODATE
42'	245,000 SF
36'	287,000 SF
32'	343,000 SF
30'	430,000 SF

64" tall pallet loads make up about 50% of the market



Artist's impression to communicate concept; drawing not to scale.

# Prologis Essentials

## Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



LEARN MORE



### Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

### Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

### Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

### Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification
- Instawork achieves 90%+ fill rates with its large workforce network



DISCOVER THE BENEFITS



# Partner with Prologis

Clear, Simple, Service.

You can count on us as your trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises  
so you can deliver on yours.







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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

