



# Industrial Space For Sublease

## Greg Evans

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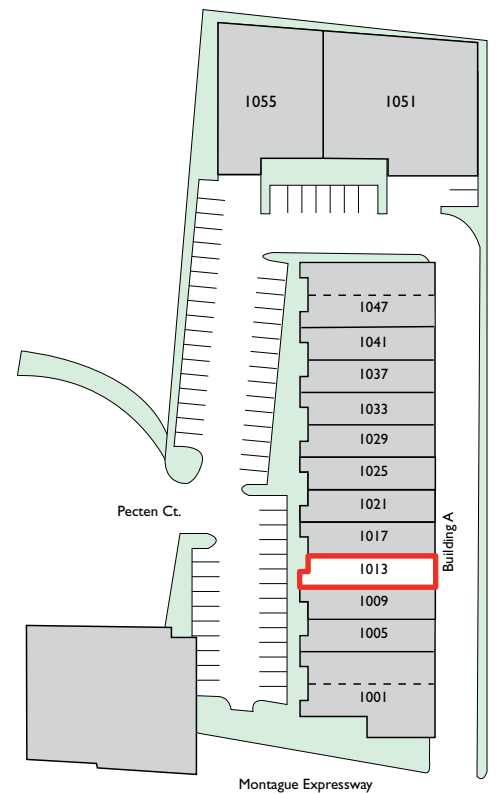
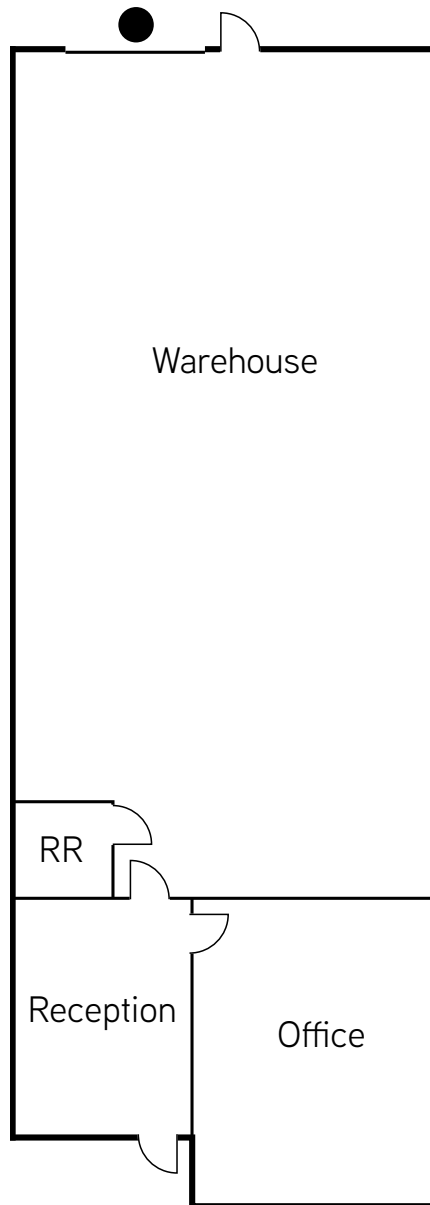
## Montague East Business Park

### 1013 Pecten Court, Milpitas

- **±1,680 SF**
- 20% Office, Balance Warehouse
- 1 Grade Level Door
- Fully Fire Sprinklered
- 100 Amps, 120/208 Volts
- Available with 30 Days Notice
- Lease expires 9/30/25
- Direct Deal Possible
- Asking \$1.65/SF Gross + \$0.26/SF CAM

# Floor Plan

1013 Pecten Court, Milpitas  
**±1,680 SF**



- ☐ = Available
- ☒ = GL Door
- ☐ = Leased
- = Lockbox

## Contact us:

### Greg Evans

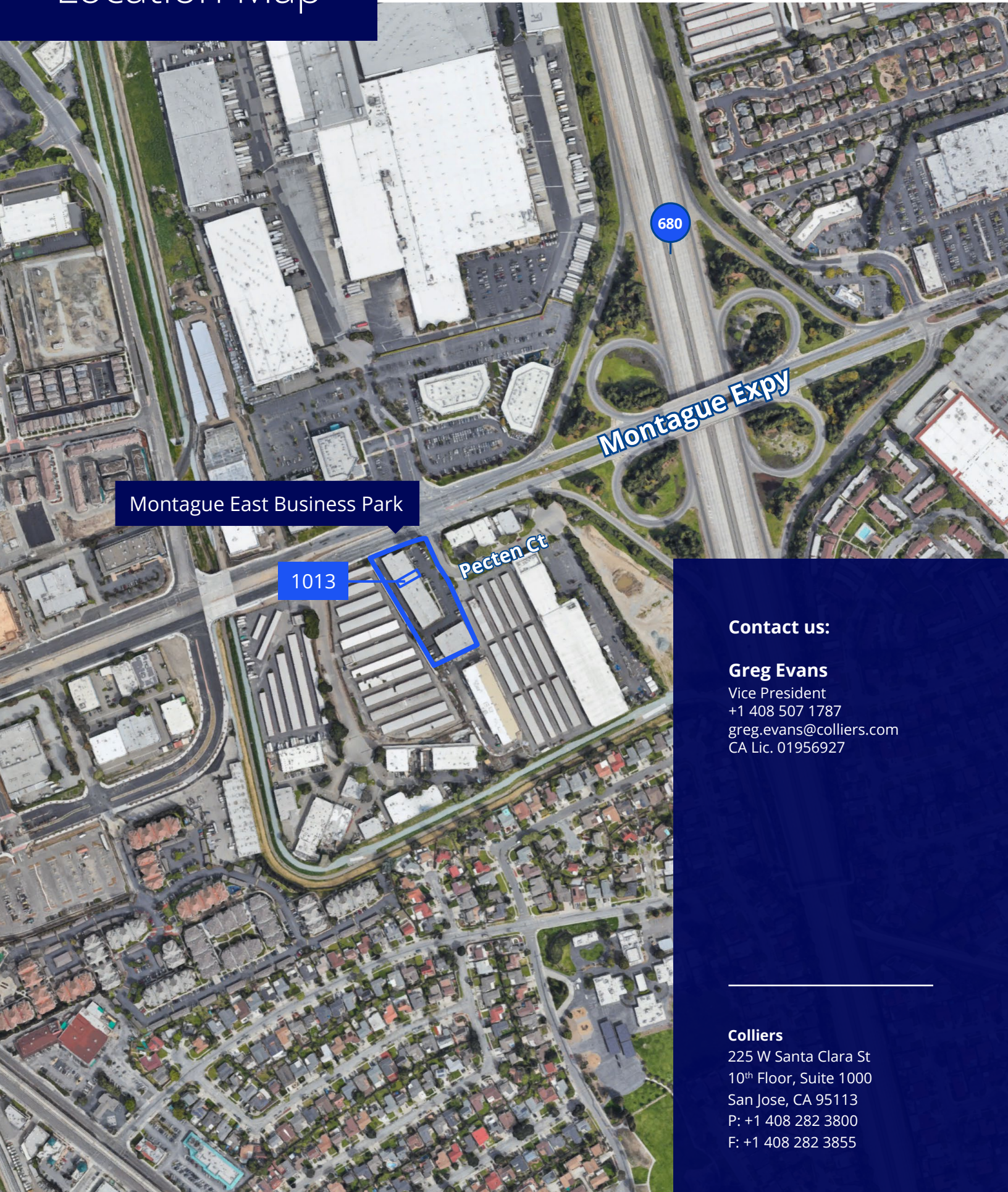
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# Location Map



Montague East Business Park

1013

Pecten Ct

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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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