



Spanning the Silicon Valley
Through Versatility & Expandability

R&D/Manufacturing

570 Alder Drive, Milpitas
±45,150 S.F. Available



Contact Exclusive Agents

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www.rreefportfolio.com

Project Highlights:

- **Single Story**
- **20% Office, Balance Manufacturing**
- **Two Dock High Doors**
- **One Grade Level Door**
- **3.7/1000 Parking**
- **Zoned MP "Industrial Park District"**
- **Adjacent to Light Rail**
- **Close Proximity to McCarthy Ranch Marketplace**
- **Excellent Expansion Potential**
- **Close to 880, 237, and Montague Expressway**
- **ASVB and Sentrilock boxes**

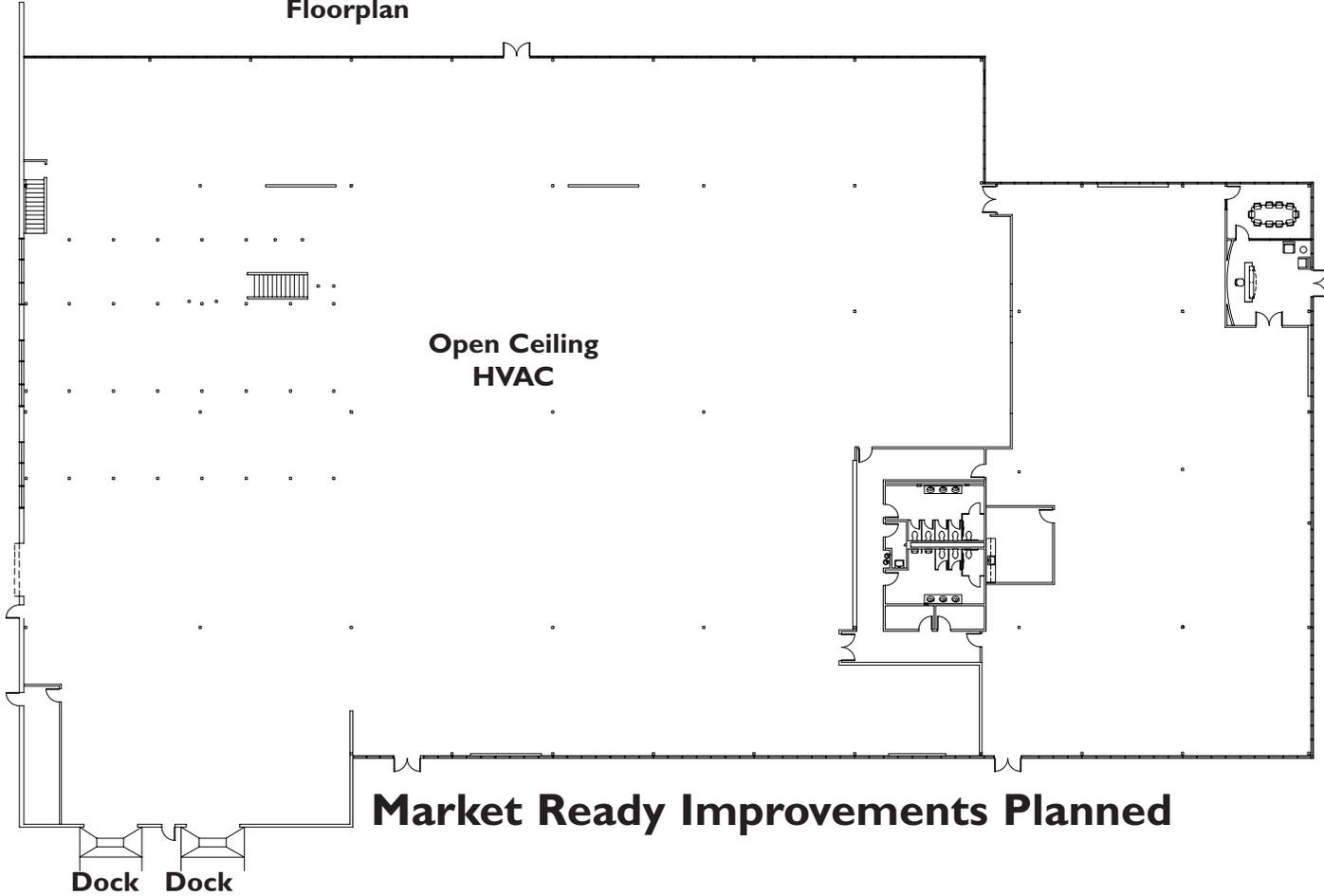


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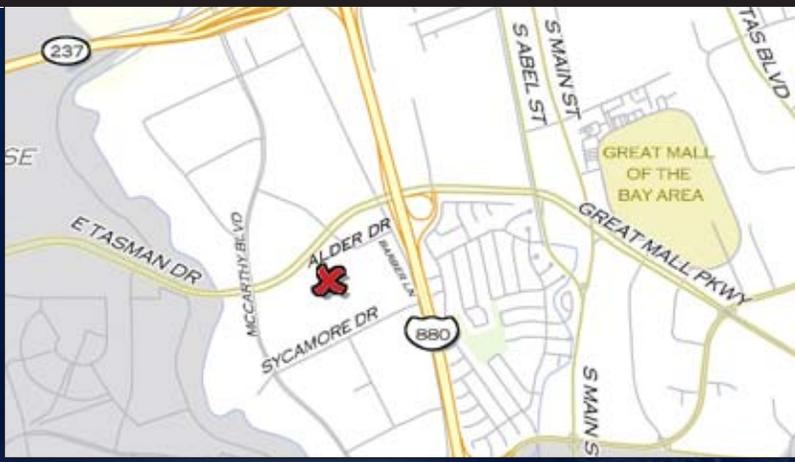
Floorplan



Market Ready Improvements Planned

Not to scale

Location Map



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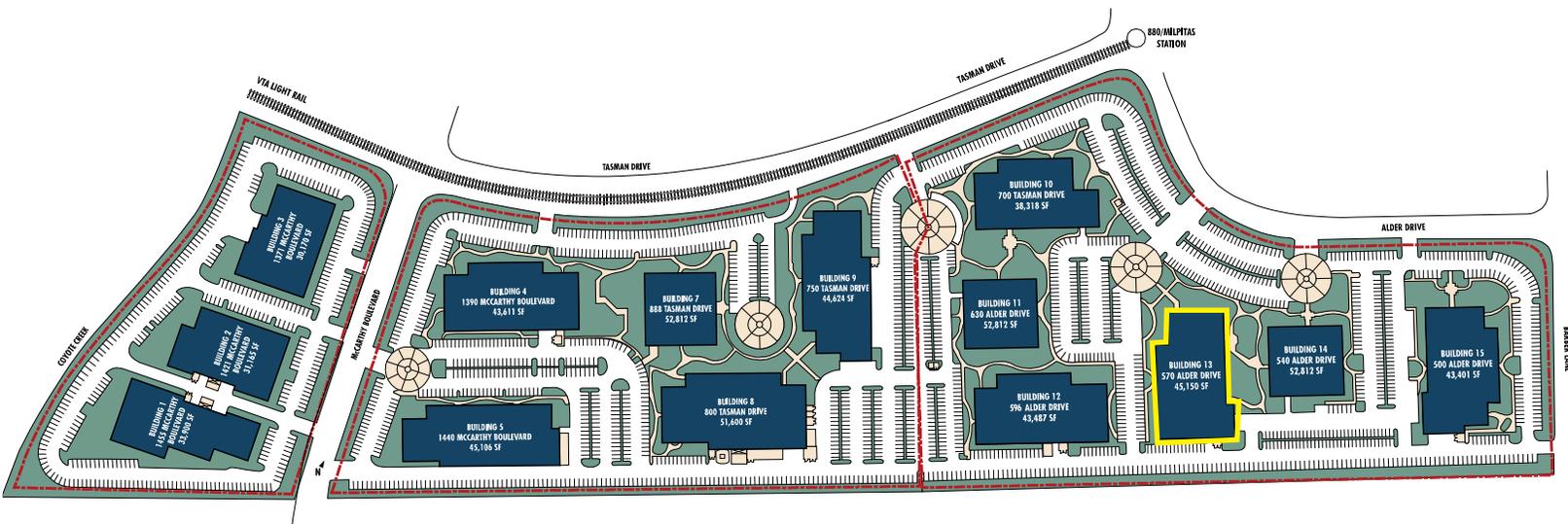
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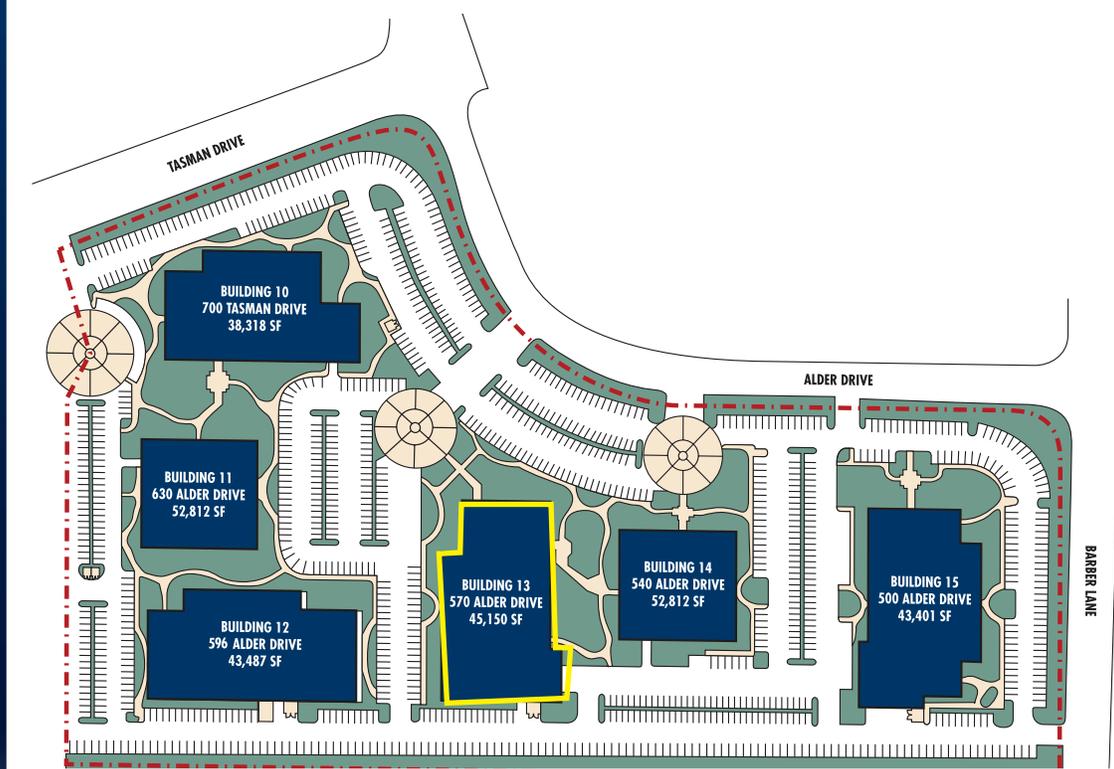


Site Plan



Not to scale

Site Plan Detail



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