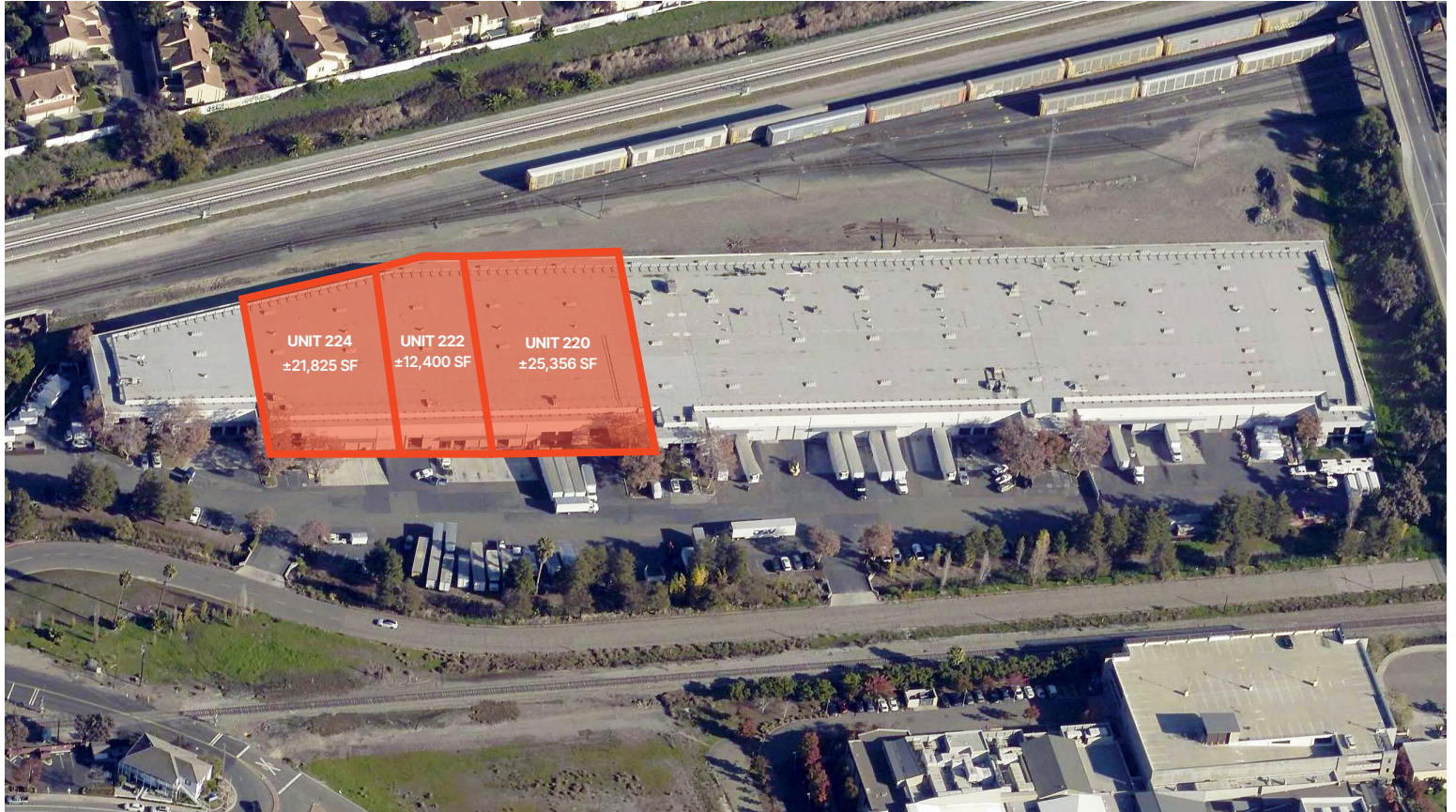


WRIGLEY CREEK INDUSTRIAL PARK

BAY AREA

220-224 Railroad Avenue
Milpitas, CA 95035



FOR LEASE

±21,825 - 59,581 SF

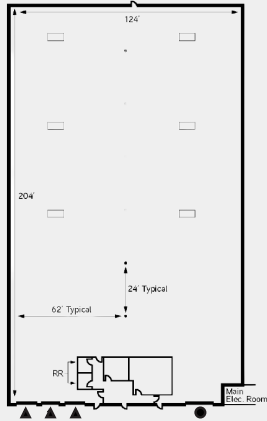
UNITS 220-224



LEASED BY



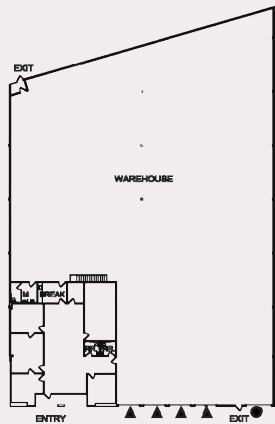
UNIT 220



UNIT 222



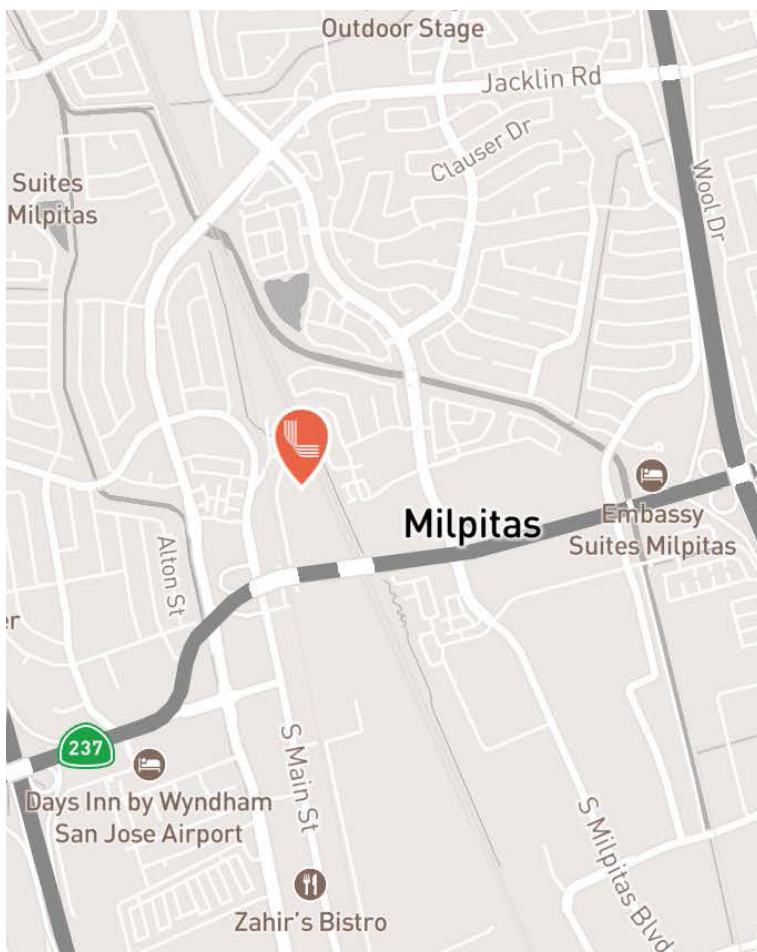
UNIT 224



UNIT SPECIFICATIONS

UNIT 220	UNIT 222	UNIT 224
±25,355 SF	±12,400 SF	±21,825 SF
5% Office Space	10% Office Space	10% Office Space
200 Amps @ 277/480 Volts	200 Amps @ 277/480 Volts	200 Amps @ 277/480 Volts
3 Dock High Doors	2 Dock High Doors	4 Dock High Doors
1 Grade Level Door (Oversized 20' x 20')	1 Grade Level Door	1 Grade Level Door
24'-28' Clear Height	24'-28' Clear Height	24'-28' Clear Height
±2.0/1,000 Parking Ratio	±2.0/1,000 Parking Ratio	±2.0/1,000 Parking Ratio
Available October 1, 2026	Can be available with 30 days notice	Available Now
- 4 Privates - Newly Renovated Office - Call to Tour	- Call to Tour	- Call to Tour





SITE HIGHLIGHTS

Positioned in the dynamic Milpitas industrial corridor, this distribution-ready facility places tenants at the center of Silicon Valley's logistics network. With proximity to major freight routes, this property delivers the infrastructure and connectivity modern distribution operations demand.

- Excellent access to I-880/680 & Hwy 237
- Approximately 1.5 miles to Milpitas BART Station (Orange & Green Lines)

FOR LEASE

±21,825 - 59,581 SF

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