

5853 Rue Ferrari San Jose

READY FOR OCCUPANCY
Q4 2024



CBRE



PROPERTY WEBSITE

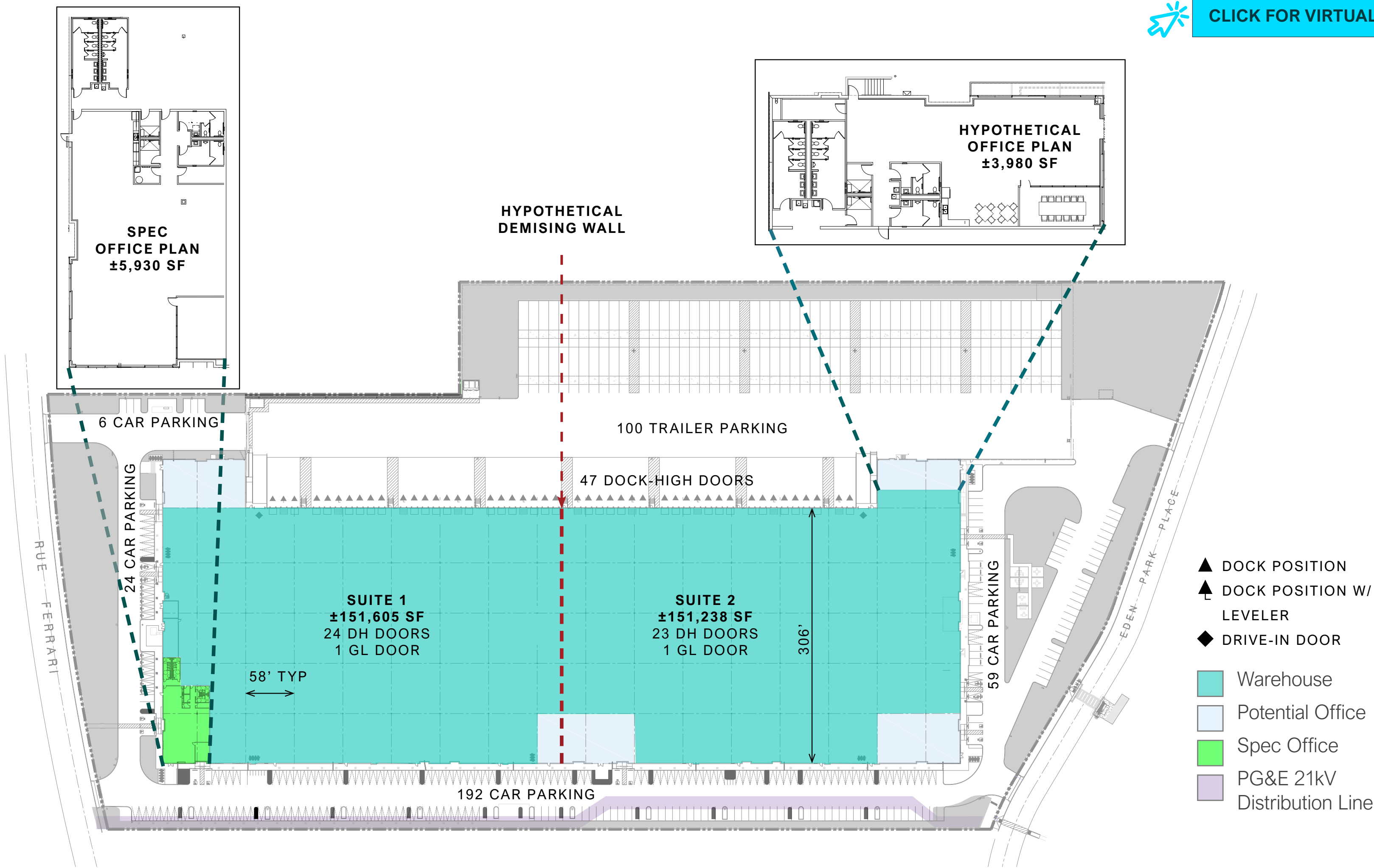
Site Plan/Specs

±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.

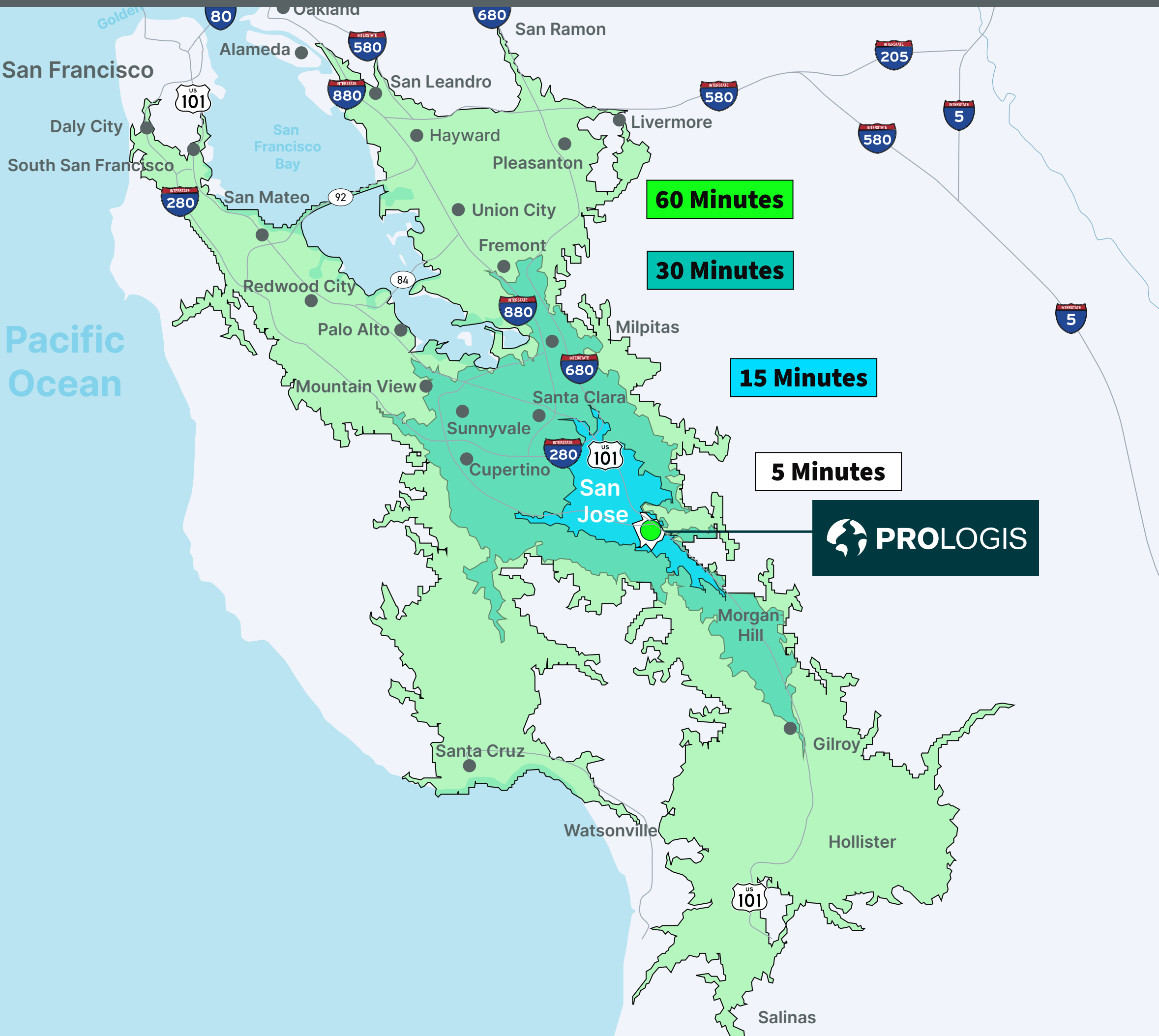
Drive to Either Side of the Bay and Beyond Within an Hour

Access to Talent

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

Access to Consumers

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

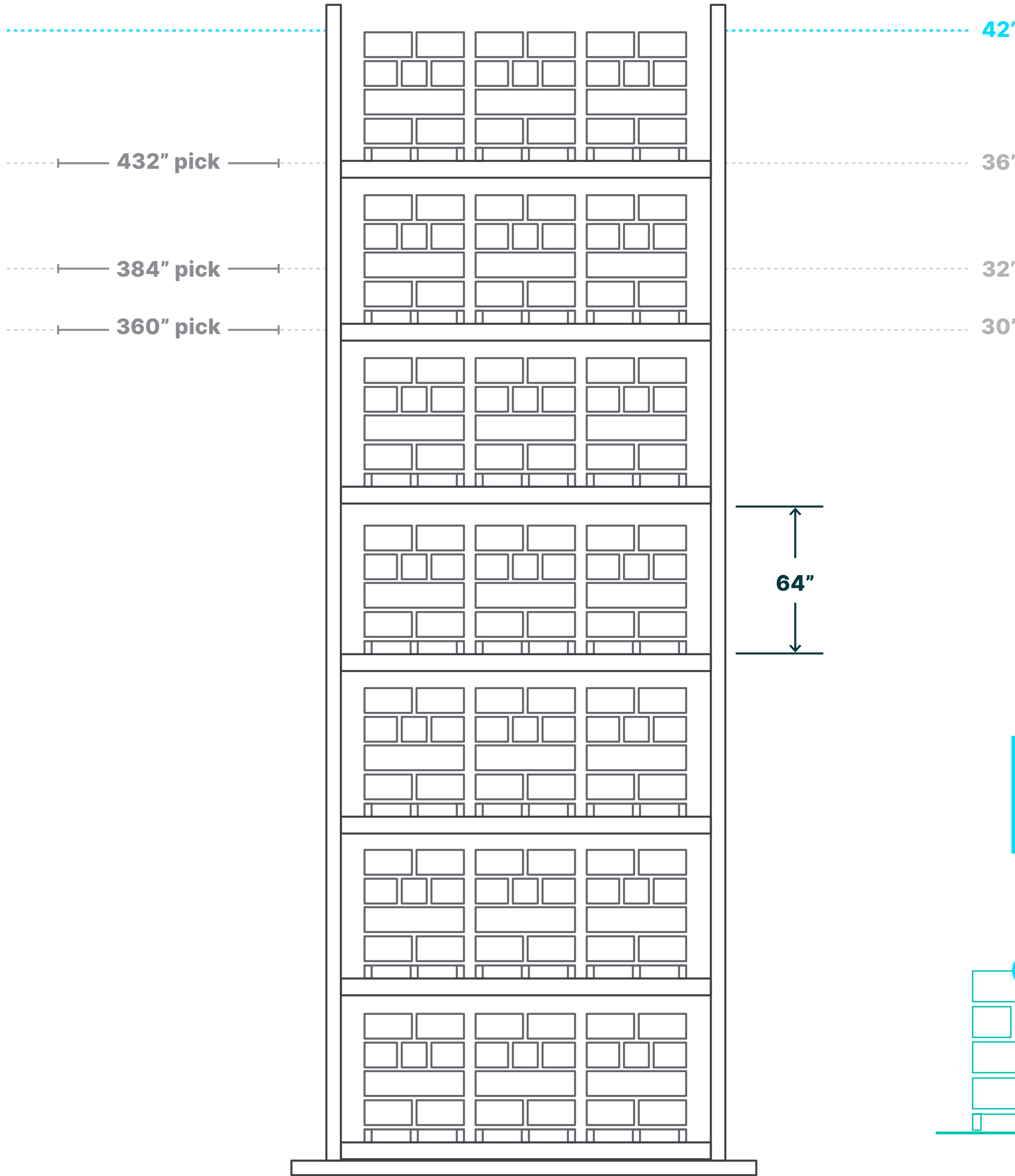


A Clear Height Advantage

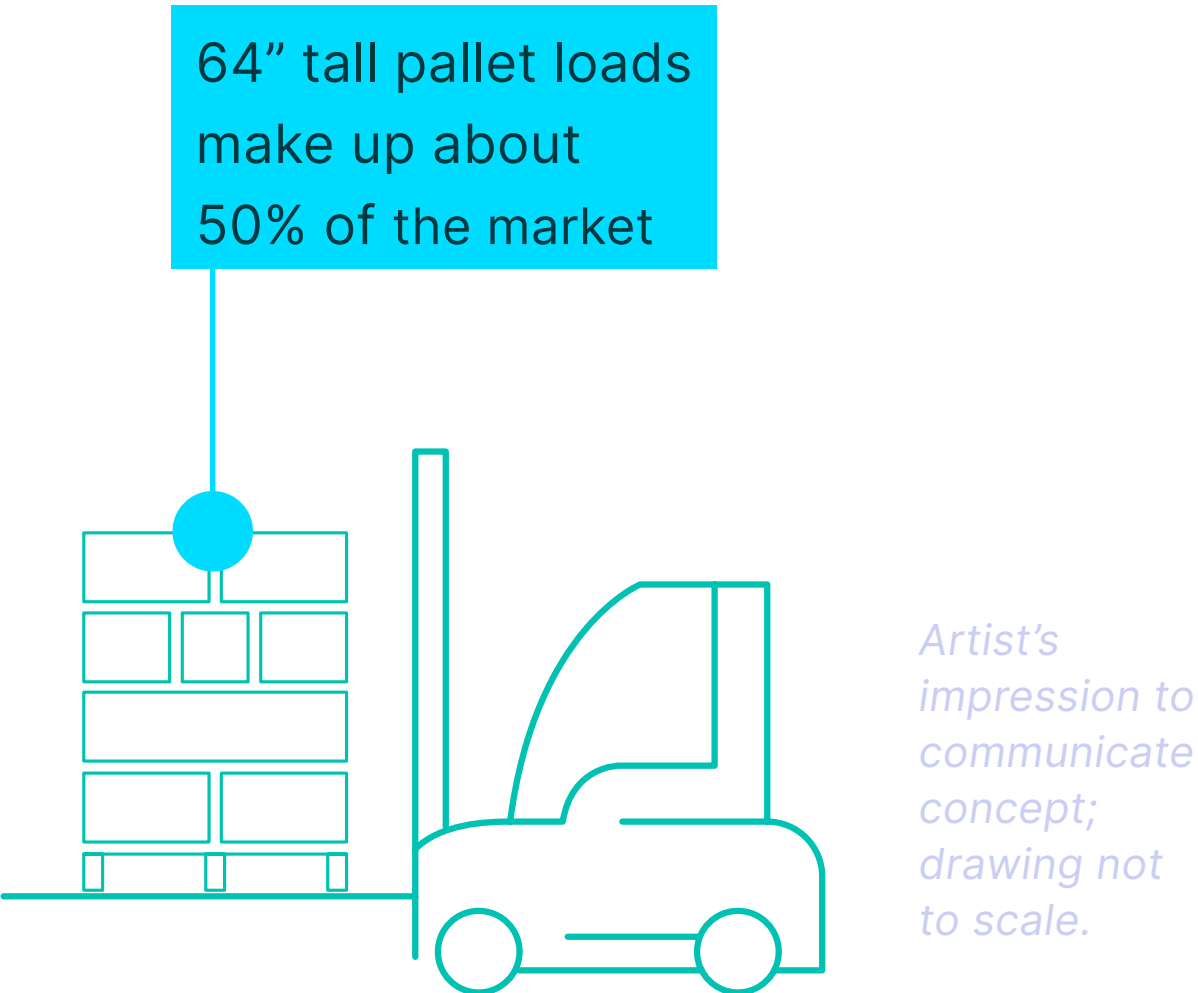
Stack and store more with an industry-leading 42-foot clear height. With more vertical space than any available building within the market, Prologis Rue Ferrari enables exceptional efficiency at a great value.

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



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.





Chip Sutherland

Vice Chairman
chip.sutherland@cbre.com
+1 408 453 7410
Lic. 01014633

Rob Shannon, SIOR, CCIM

Executive Vice President
rob.shannon@cbre.com
+1 408 453 7486
Lic. 0085759

Ben Knight

Executive Vice President
ben.knight@cbre.com
+1 408 453 7441
Lic. 01850353



Reid Lewis

Director, Leasing
rlewis@prologis.com
+1 510 661 4003
Lic. 01462282

Prologis Silicon Valley

680 N. McCarthy Blvd.
Suite 100, Milpitas,
CA 95035

Prologis Headquarters

Pier 1, Bay 1
San Francisco, CA 94111
Main: +1 415 394 9000
info@prologis.com

www.prologis.com
Twitter: @Prologis

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.

