

High-power campus with 10,000 amps available now



FOR LEASE

 **PROLOGIS**® **POWER**
MILPITAS, CA

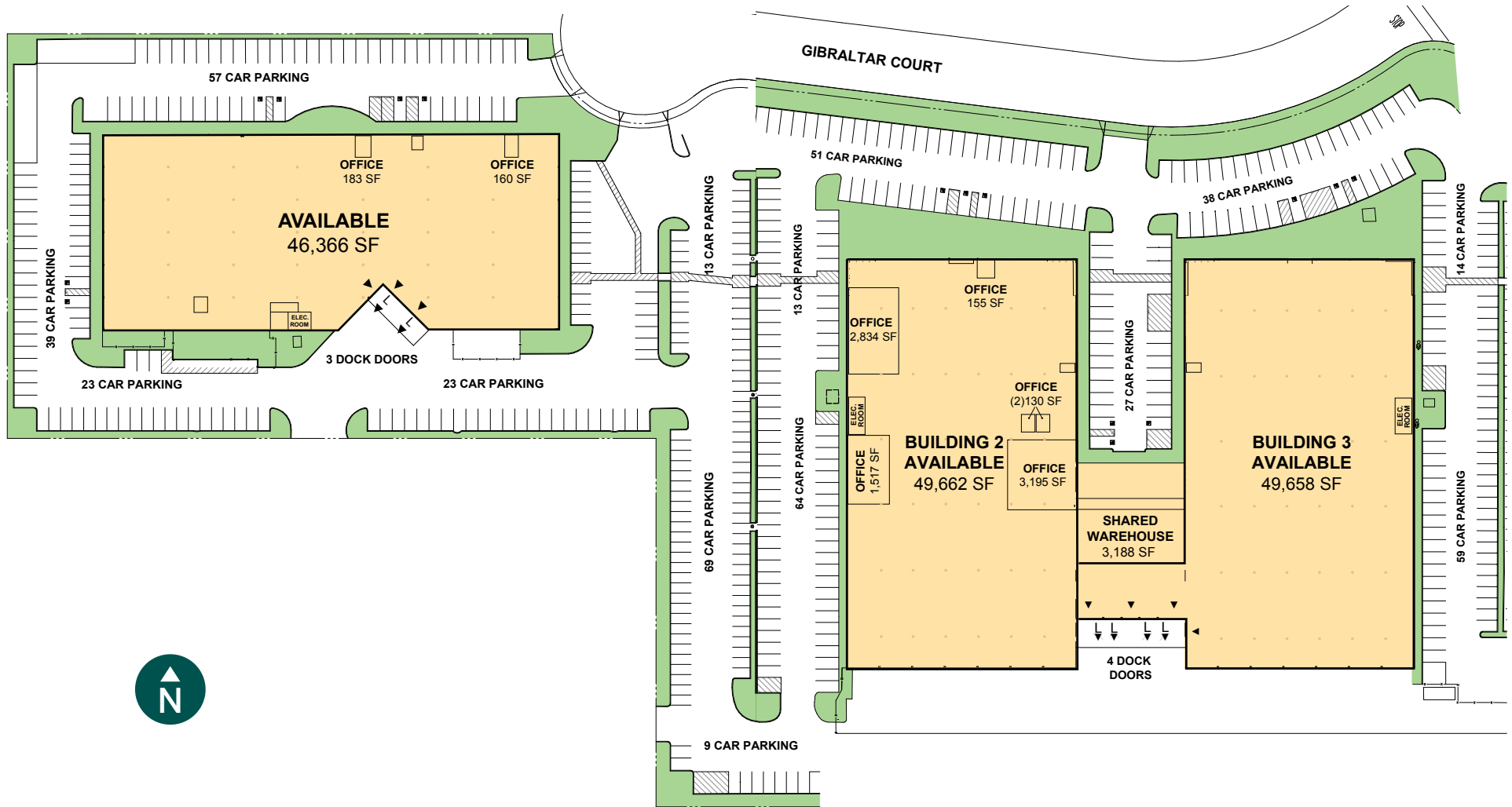
 |  **PROLOGIS**®

Jones Lang LaSalle Brokerage, Inc. Real Estate License # 01856260

Site Plan

637-727 Gibraltar CT

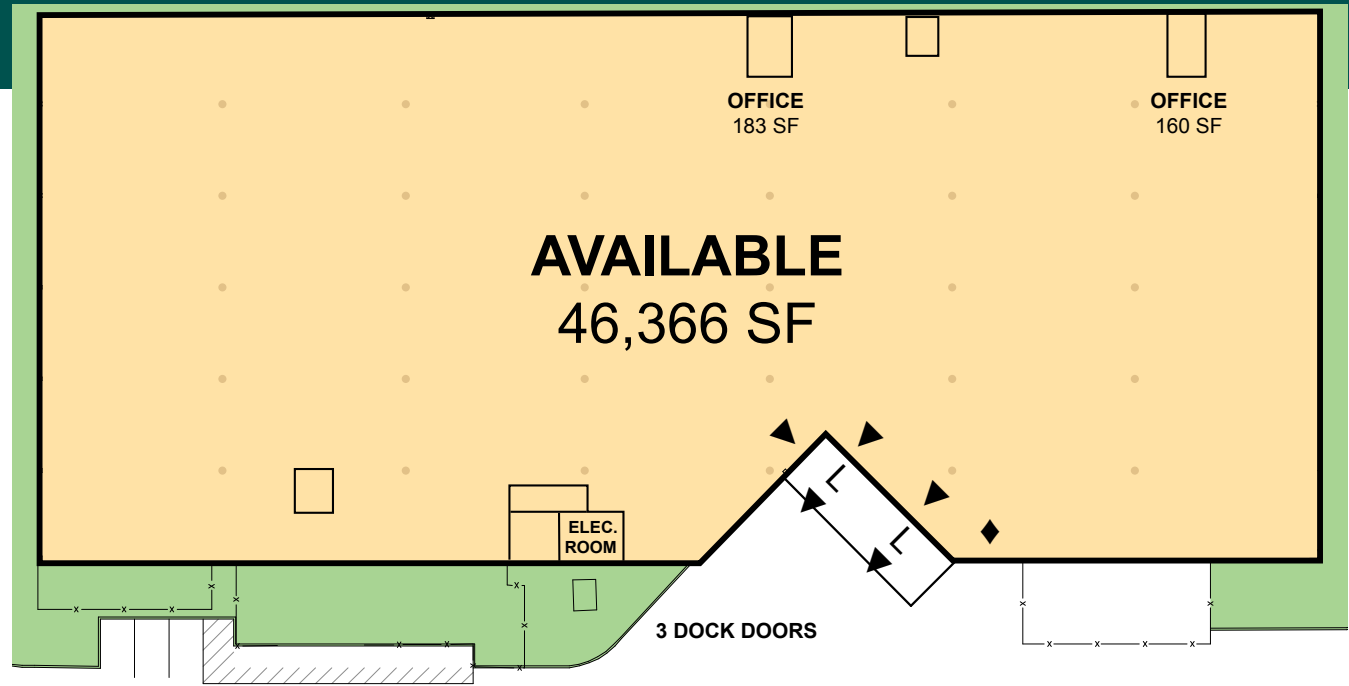
Buildings 1-3



Building 1

637 Gibraltor CT

Building Features



Square feet

Building Size - 46,366 SF
Office - To Suit
Warehouse - 12,751 SF



Loading doors

Dock Doors - 3
Drive Through Doors - 1



Parking

Auto Parking - 260 stalls
Trailer Parking - TBD



Size

Column spacing - 48' x 24' d
Clear height - 21'



Truck court depth
100' minimum



Fire protection
ESFR



Zoning
General Industrial (GI)

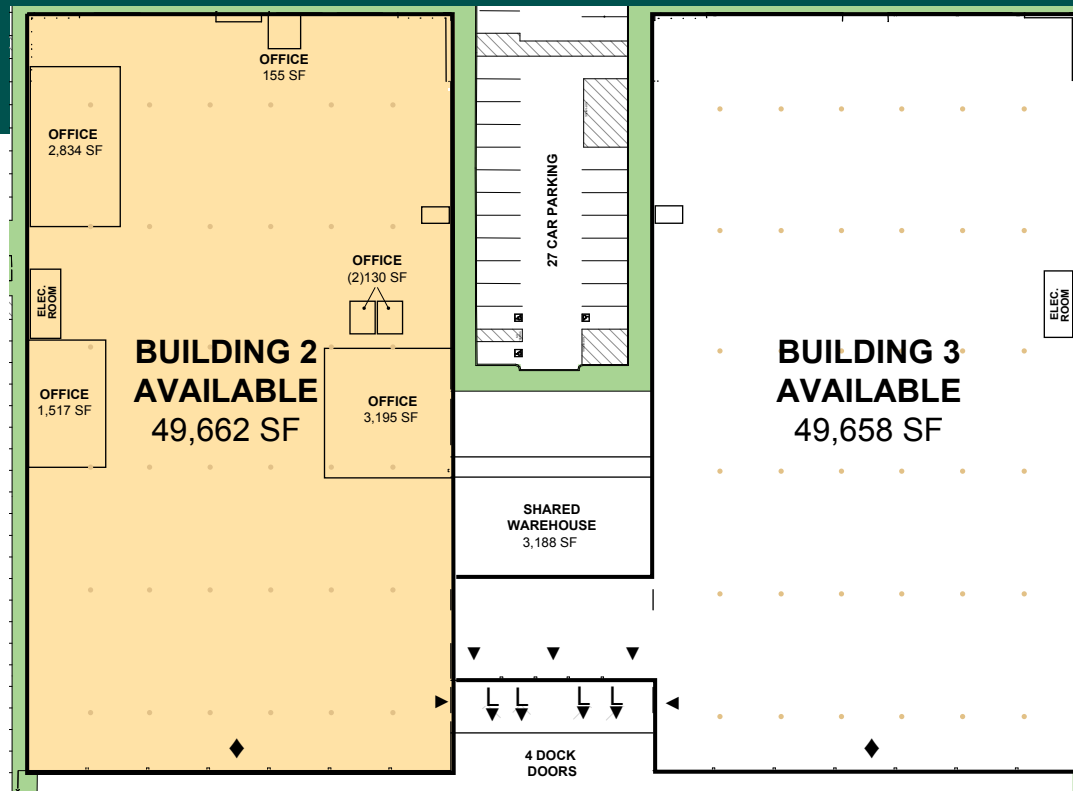


Power
2,000 amps -
expandable

Building 2

727 Gibraltar CT

Building Features



Square feet

Building Size - 49,662 SF
Office - 8,061 SF
Warehouse - NA



Loading doors

Dock Doors - 1
Drive Through Doors - 1



Parking

Auto Parking - 144 stalls
Trailer Parking - 2



Size

Column spacing - 24' x 48' d
Clear height - 21'



Truck court depth
105' minimum



Fire protection
ESFR



Zoning
General Industrial (GI)

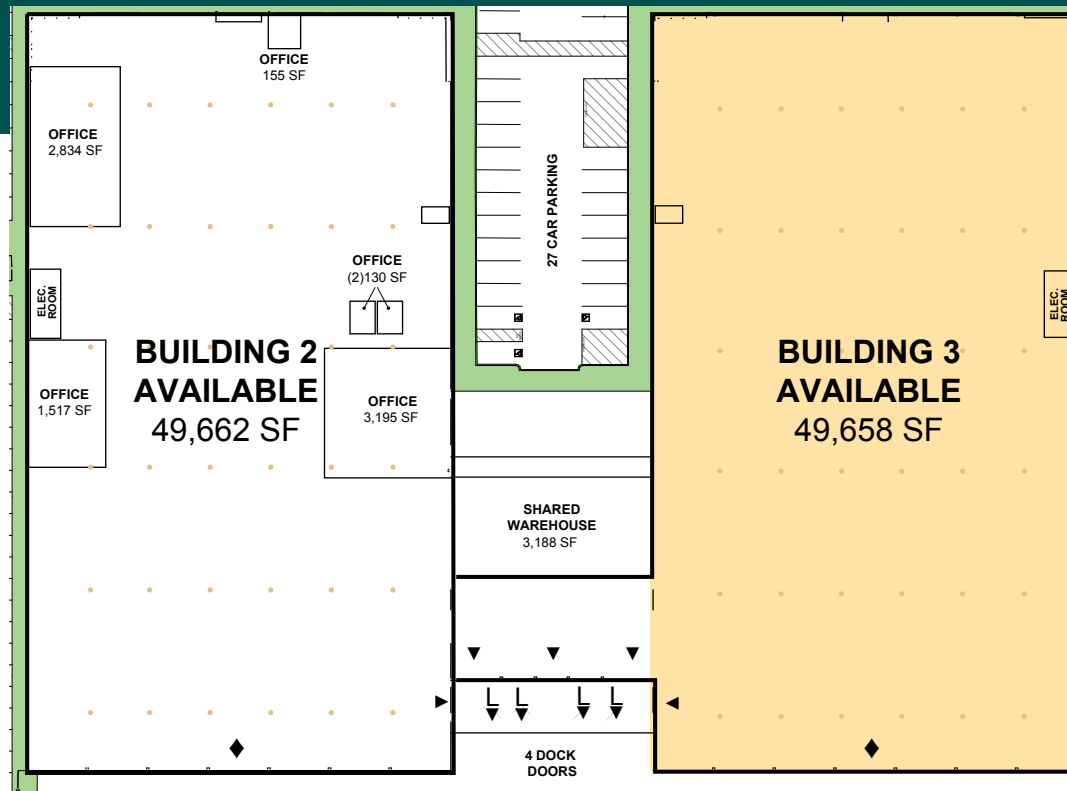


Power
4,000 amps - expandable
(8,000 amps for both buildings)

Building 3

727 Gibraltar CT

Building Features



Square feet

Building Size - 49,658 SF
Office - Vacant
Warehouse - 24,900 SF



Loading doors

Dock Doors - 4
Drive Through Doors - 1



Parking

Auto Parking - 120 stalls
Trailer Parking - 2



Size

Column spacing - 24' x 48' d
Clear height - 21'



Truck court depth
105' minimum



Fire protection
ESFR



Zoning
General Industrial (GI)



Power
4,000 amps - expandable
(8,000 amps for both buildings)

Access to the Bay



To cities

Palo Alto

16 MI

Oakland

36 MI

San Francisco

48 MI

San Jose State

8 MI

Santa Clara

8 MI

Stanford University

18 MI



To airports

San Jose Intl Airport

8 MI

Oakland Intl Airport

30 MI

SF Intl Airport

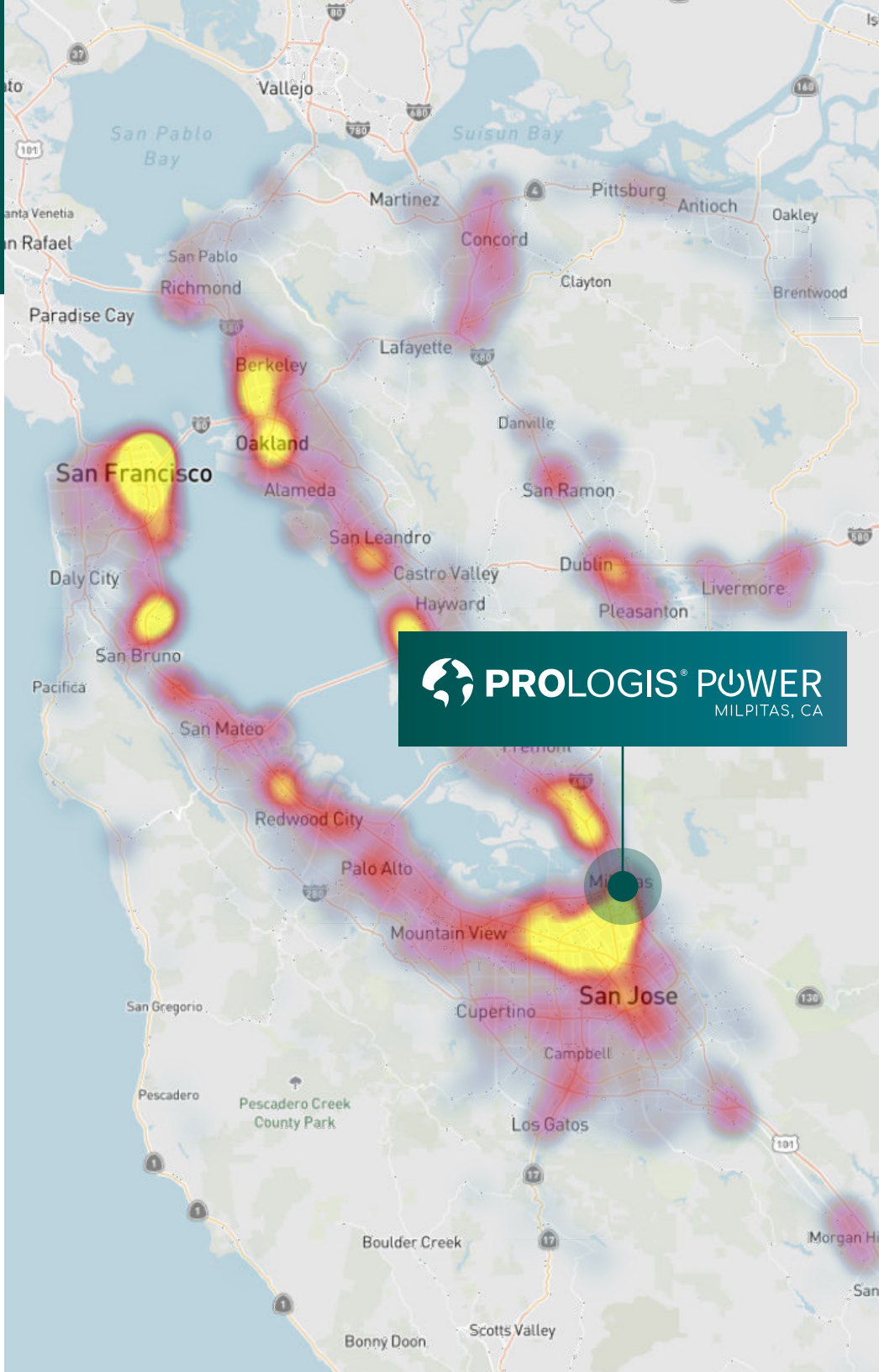
34 MI



Access to talent and workforce

Area Demographics

Within a 45-Minute Drive Time



Occupations

Electrical and Electronics Engineers

11,646 Residents workers **13,863** Jobs **3.6** times the national average



Computer Hardware Engineers

9,992 Residents workers **11,834** Jobs **11.46** times the national average



Engineering Technicians

8,767 Residents workers **9,906** Jobs **1.8** times the national average



Quality Assurance Testors and Inspectors

8,225 Residents workers **9,787** Jobs **1.27** times the national average

More people commute into this area to work highly skilled engineering and technician jobs than live in the area

Industry



Computer and Electronic Product Manufacturing

148,726 Jobs **3.6** times the national average



Semiconductor and Other Electronic Component Manufacturing

47,790 Jobs **11.46** times the national average



Industry

620,000 Advanced industry jobs **3** times the national average

Engineering Talent in Bay Area (2023)

#1

national ranking of Engineer jobs

#1

national ranking of Computer Hardware Engineer jobs

#1

national ranking of Misc. Engineer jobs

#1

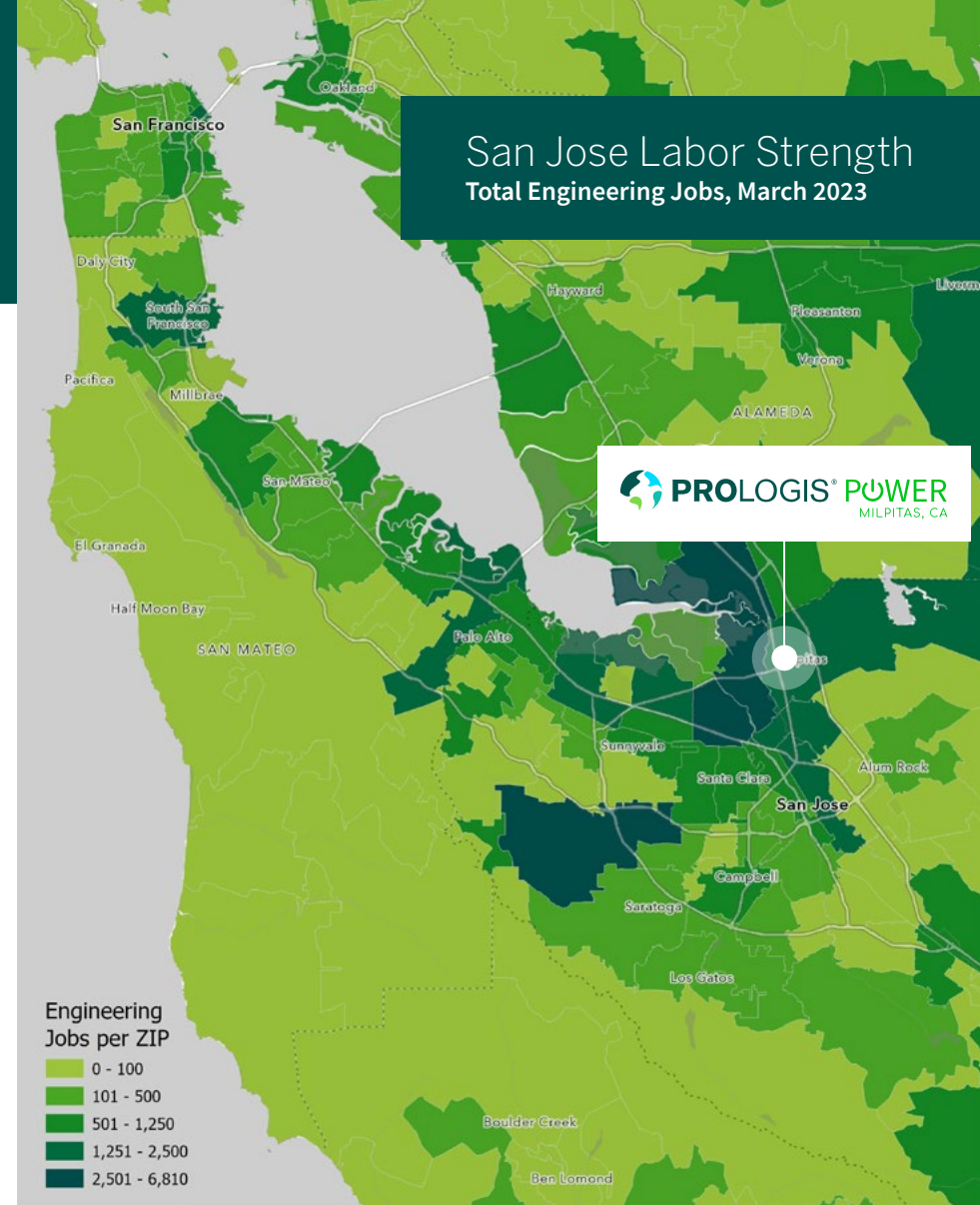
national ranking of Electrical Engineer jobs

#2

national ranking of Bioengineers & Biomedical Engineer jobs

#3

national ranking of Civil Engineer jobs



The heart of Silicon Valley
with over 400 start-ups
HQ'ed in San Jose since 2015



One of the highest
educated regions with
over 170,000 residents
with a STEM degree



The most innovative city
in Northern California with
over 76,000 patents

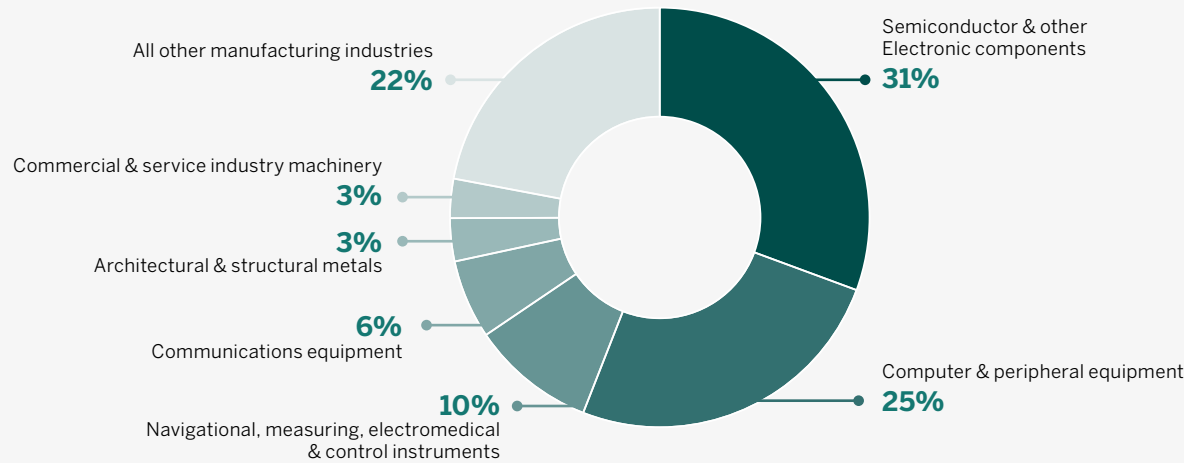


#1 in Northern California
for the Most Engineering
Resident Workers with
over 15,370 residents

Talent to Build the Future

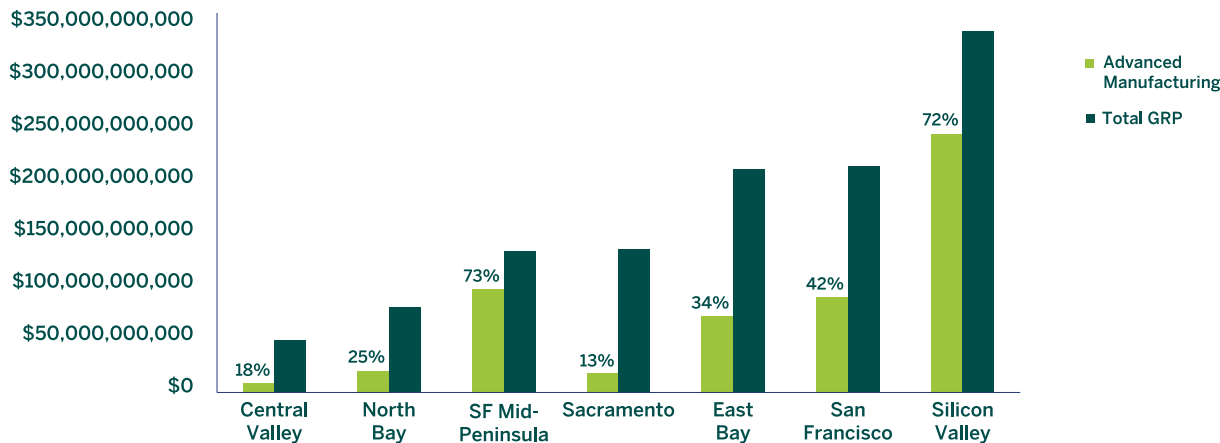
Ecosystem for Growth

Top Manufacturing Industries by Employment, San Jose*



Gross Regional Product

2022



The most productive manufacturing labor force nationally with \$516,700 of gross output per job



The most advanced industries jobs in Northern California



The strongest traditional manufacturing talent base in Northern California with over 23,000 manufacturing workers living in the city



Over 32,000 Energy-sector/ClimateTech resident workers within a 30-minute drive time

Access to Consumers

2023 Consumer Demographics

30-minute drivetime from property



2,250,337

Total Population



758,849

Total Households



\$151,217

Median Household Income



504,854

Household Income \$100,000 or greater



\$1,387,618

Median Home Value



\$112,401

Median Disposable Income



908,695

Spent \$500+ on Internet Orders Last 12 Month



509,245

Generation Z Population (Born 1999 to 2016)



581,453

Millennial Population (Born 1981 to 1998)



471,622

Generation X Population (Born 1965 to 1980)



397,522

Baby Boomer Population (Born 1946 to 1964)



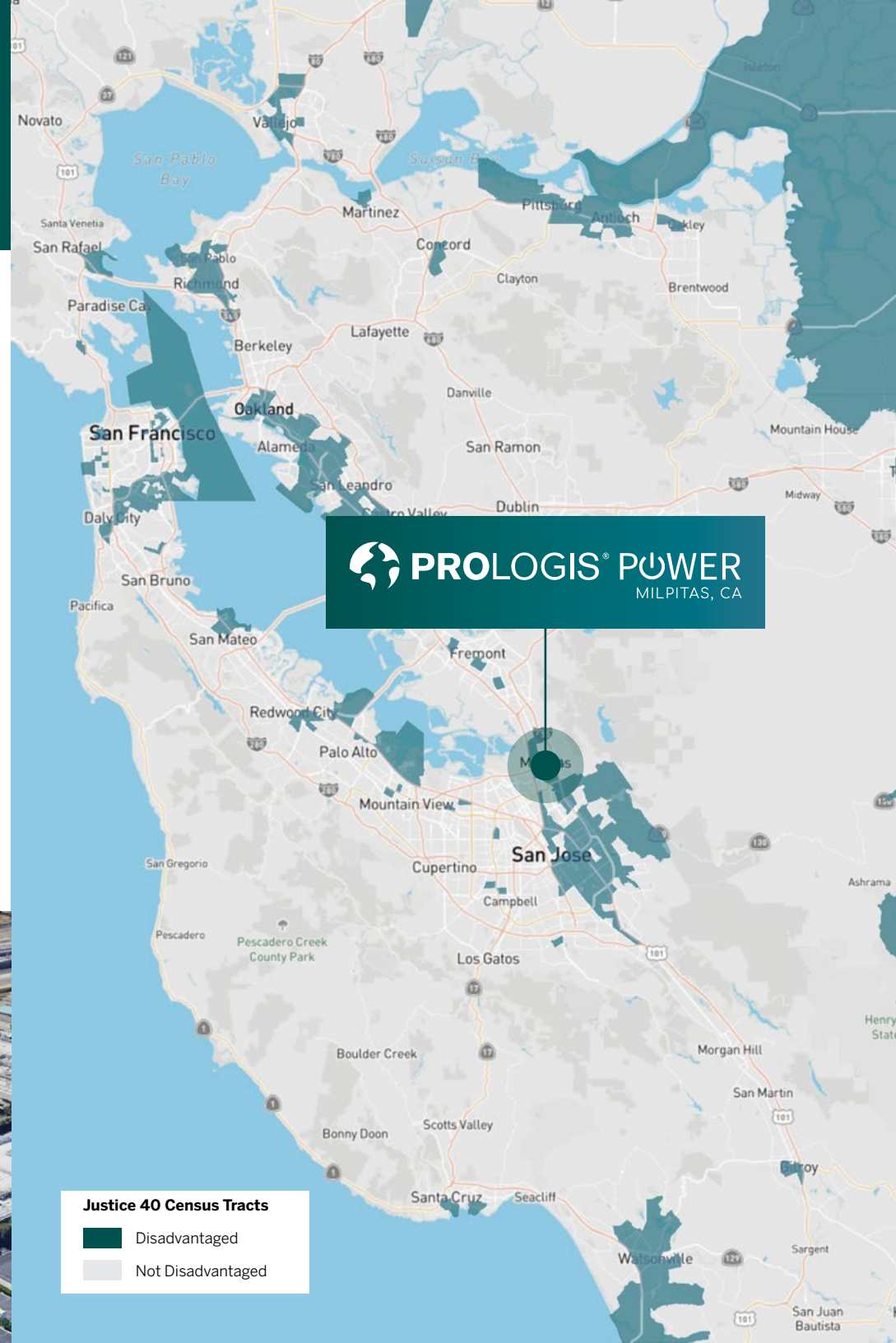
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Justice40

Located within the talent-rich Silicon Valley, Prologis Advanced Industries Milpitas is located within a Justice40 area.

Justice40 is a federal government initiative that directs 40% of investment benefits into disadvantaged communities to advance environmental justice by addressing environmental and economic disparities.

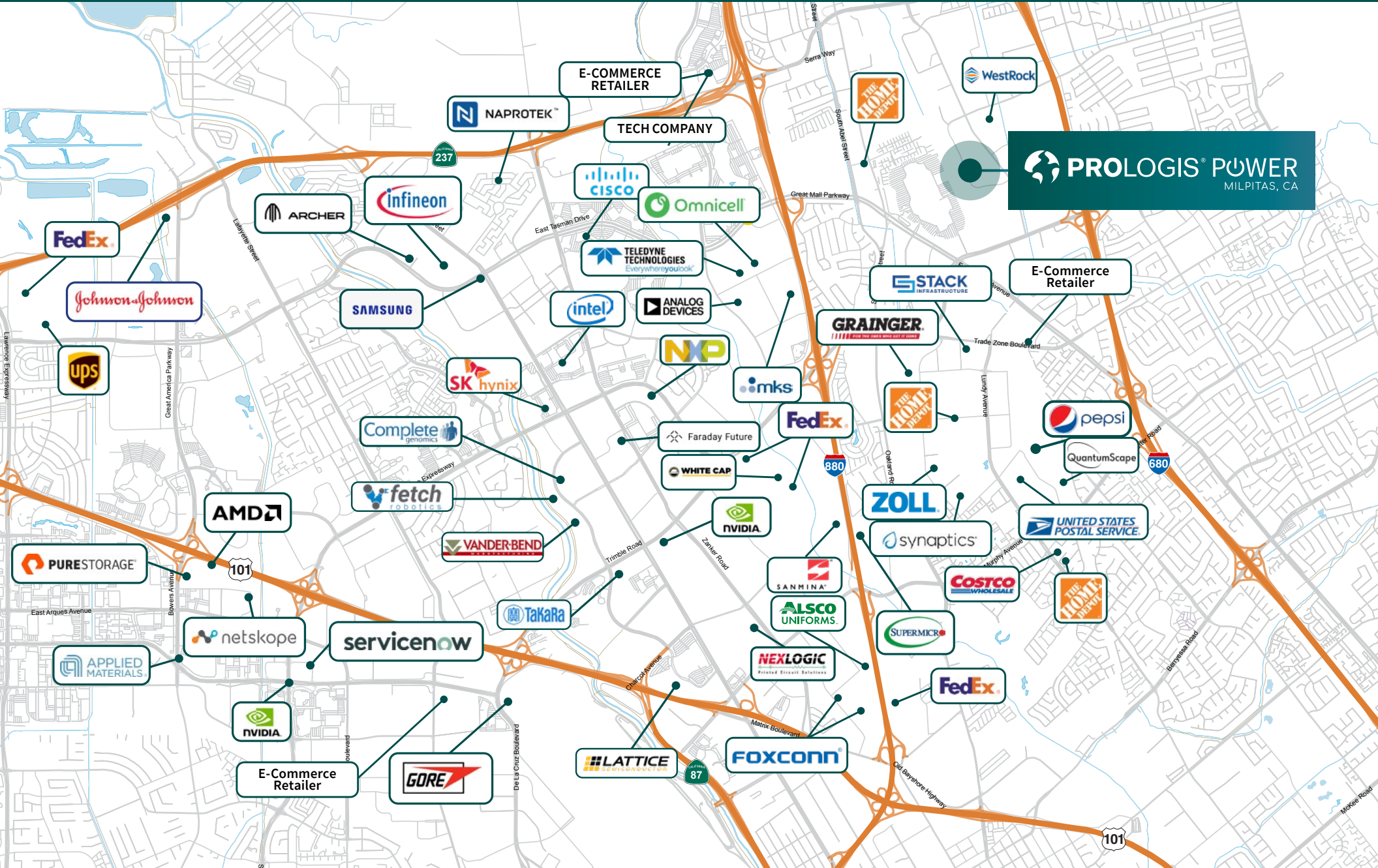
With recent ClimateTech and Advanced Manufacturing initiatives, companies that commit to this community and implement Justice40 as part of their Community Benefit Plan may be eligible for federal grants through the program.



Justice 40 Census Tracts

- Disadvantaged
- Not Disadvantaged

Corporate Neighbors



The Essentials Platform

Advanced, end-to-end solutions across every touchpoint of today's supply chain.



Operations

Our turnkey warehouse solutions get you operational quickly and keep your product moving efficiently.

- Turnkey warehouse solutions
- Move in + setup
- Renewal + optimization
- Relocation
- Racking systems
- Forklifts and industrial trucks
- Network infrastructure and security
- Automation solutions
- Other ancillary solutions

Energy + Sustainability

Join us—your partner on the journey to decarbonization and net zero.

- Clean energy solutions
- Energy storage
- Lighting and electrical
- Energy-efficiency solutions
- Backup power generators
- Power purchase agreements
- Renewable energy credits
- Carbon credits

Mobility

Turbocharge your drive to zero emissions with our comprehensive suite of mobility solutions.

- Fleet electrification for depots and hubs
- Temporary 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



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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.

Data as of April 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.