

TRAILER YARD FOR LEASE

# Prologis International Park of Commerce



10.35 Acres Available

IPC 16 | 5051 Promontory Parkway, Tracy, CA 95377





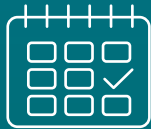
Optimal location  
boasting lower annual  
opex and drayage costs  
than surrounding cities



Excellent  
interstate access



95+ acres of future  
parks, walking trails  
and open space



Fully entitled,  
rapid construction  
timeline



Access to large  
and versatile  
labor pool



Sustainable  
landscaping



LEED Certified



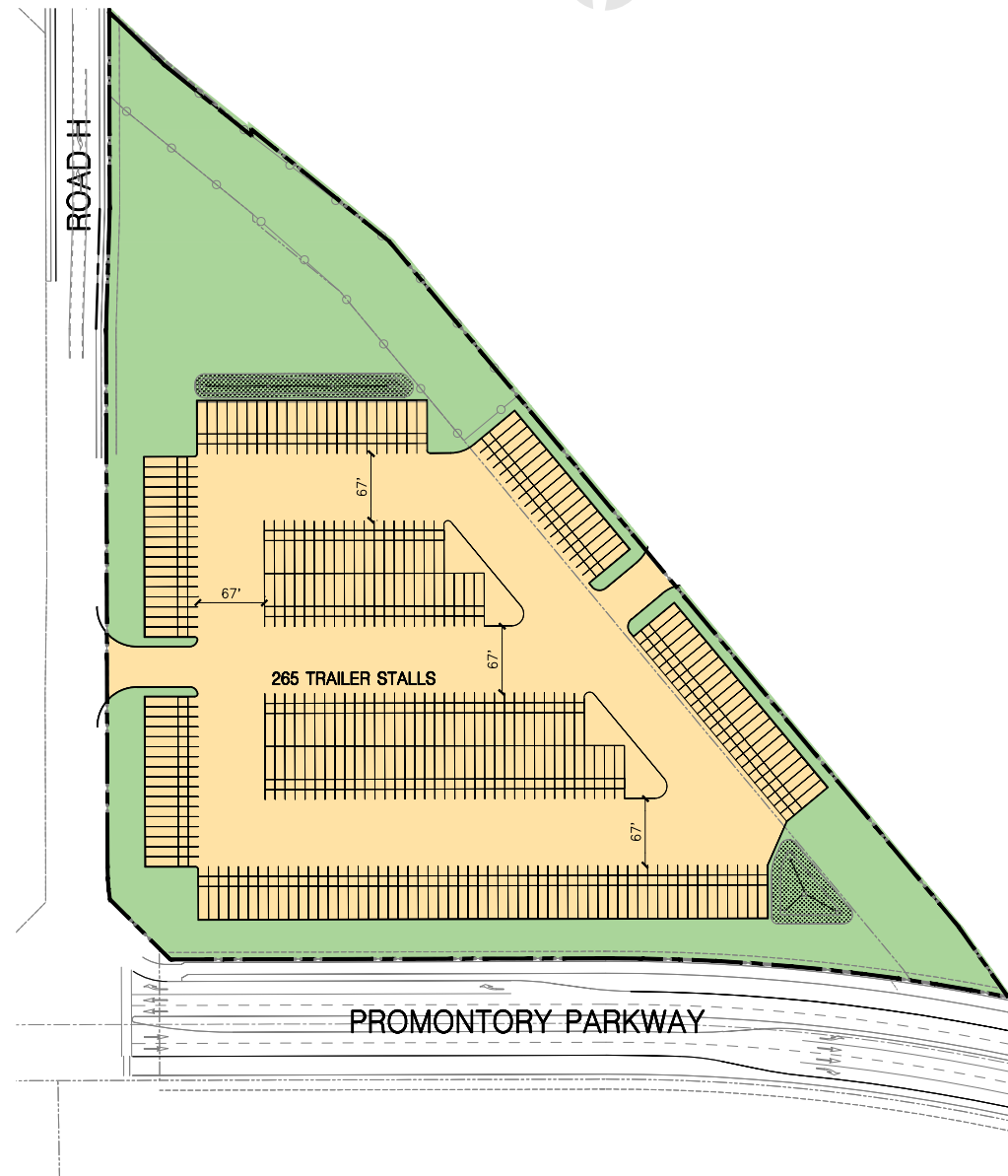
Expedited  
permitting process



For more information, scan the  
QR code or go to [prologisIPC.com](http://prologisIPC.com)

# Specifications

- 451,036 SF (10.35 acres) available
- 265 trailer parking positions
- 53' trailer stalls
- Secured
- Landscaped perimeter





## IPC CENTRAL GREEN Project Highlights

- ±30-acre park for employees of IPC and the community that includes:
  - Multipurpose turf
  - Hardcourt areas
  - Walking/running trails
  - Open-air exercise stations
  - Designated areas for food trucks
- ~20 miles of paths throughout the park



**PROMONTORY STATION RETAIL**  
Coming soon!

BUILDING	SF / AC	DETAILS / TENANT
1	1,001,449 SF	Amazon
2	375,369 SF	Musco Olives, McCollister's
3	323,988 SF	DHL, Synnex
4	210,938 SF	CMP
5A	±243,000 SF	
5B	±290,000 SF	
6	403,560 SF	
7A	±775,000 SF	
7B	±658,000 SF	
8	±1,168,000 SF	
9	641,364 SF	Best Buy

BUILDING	SF / AC	DETAILS / TENANT
10	233,779 SF	AGP, Lancaster, JIT
11	±2,321,000 SF	
The Offices at IPC	34,579 SF	Prologis
12	664,333 SF	Zinus
13	±150,000 SF	
14	851,200 SF	Amazon
16	1,120,082 SF	Williams Sonoma
16-T	±10.35 Acres	
17	±530,000 SF	
18	±1,300,000 SF	
19	724,775 SF	Home Depot

BUILDING	SF / AC	DETAILS / TENANT
20	±2,135,000 SF	
21	±503,000 SF	
22	±55,000 SF	
23	288,904 SF	Bossard, UPS, Finis, Southern Carlson, DL Wholesale
24	±390,000 SF	
25	708,080 SF	Lindt
26	±105,000 SF	
28	±524,000 SF	
A	-	Medline
B	-	FedEx
C	-	ThermoFisher Scientific



- Leased
- Available - Existing
- Proposed - Available for BTS
- Non-Prologis Building
- Retail

