

STATE-OF-THE-ART WAREHOUSE / ADVANCED MANUFACTURING FACILITY

Prologis International Park of Commerce



38,947 SF Available

Building 23 - Unit 105 | 5849 W. Schulte Road,
Tracy, CA 95377





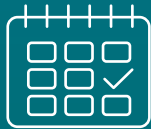
Optimal location
boasting lower annual
opex and drayage costs
than surrounding cities



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

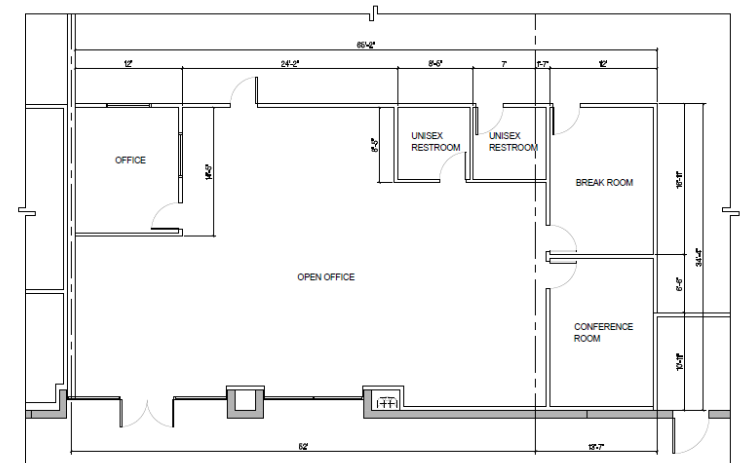


Expedited
permitting process

Your single-source service for efficient move-in
and operations: prologisessentials.com

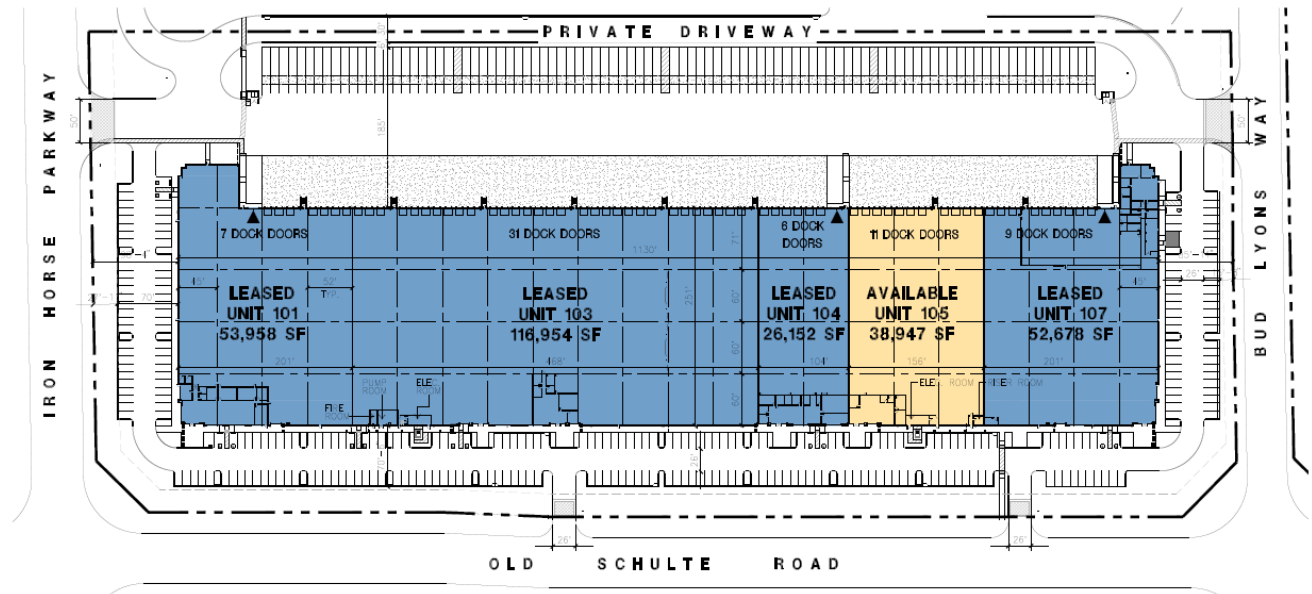
Specifications

- 38,947 SF state-of-the-art facility
- 2,303 SF office
- 36,644 SF warehouse
- 32' clear height
- 60' x 52' column spaces
- ESFR fire suppression system
- Certified LEED® Silver
- 11 dock high doors
- 185' truck court
- 71' speed bays
- 400 amps
- LED lighting



OFFICE AREA
TOTAL: 2,303 S.F.

ENLARGED OFFICE PLAN



Legend

LEASED

AVAILABLE

DRIVE THRU DOOR



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!

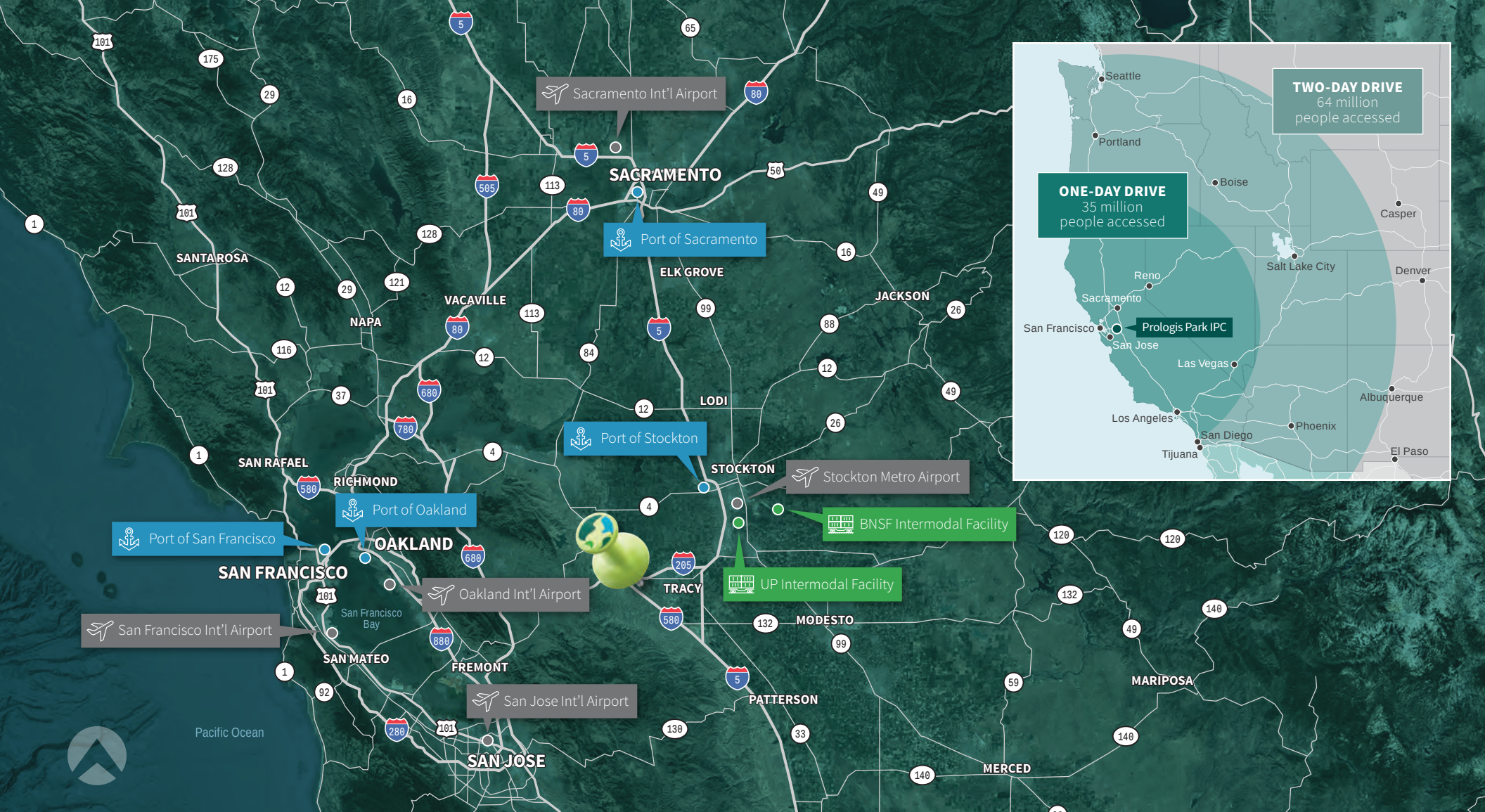
BUILDING	SF / AC	DETAILS / TENANT
1	1,001,449 SF	Amazon
2	375,369 SF	Musco Olives, McCollister's
3	323,988 SF	DHL, Synnex
4	210,938 SF	CMP, Bunzl
5A	175,906 SF	Sprouts
5B	±290,000 SF	
6	403,560 SF	Costco
7A	±775,000 SF	
7B	±658,000 SF	
8	±1,168,000 SF	
9	641,364 SF	Best Buy

BUILDING	SF / AC	DETAILS / TENANT
10	233,779 SF	Lancaster, JIT
11	±2,321,000 SF	
The Offices at IPC	34,579 SF	Prologis, Global Trade, VEC, Retina
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	1,300,256 SF	Georgia-Pacific
21	±503,000 SF	
22	±55,000 SF	
23	288,904 SF	Bossard, UPS, Finis, Southern Carlson
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



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Prologis – Tracy

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Prologis is the world's largest owner, operator, and developer of logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents. We lease modern logistics facilities to a diverse base of approximately 6,600 customers principally across two major categories: business-to-business and retail/online fulfillment.

Data as of September 30, 2022, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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