

STATE-OF-THE-ART WAREHOUSE, OFFICE / ADVANCED MANUFACTURING FACILITY  
Prologis International Park of Commerce



Fully Entitled Master Planned Park





### PROXIMITY To the Bay Area

- Ideally situated to serve the coveted San Francisco Bay Area consumer base
- Large and diverse labor force
- Immediate access to I-580 & I-205, and quick connectivity to I-5 and HWY 99
- Located just 48 miles from the Port of Oakland
- Offers lowest drayage cost of all submarkets in the Central Valley



# Your future starts here.

PROLOGIS INTERNATIONAL PARK OF COMMERCE

Prologis International Park of Commerce (IPC) is an 1,800 acre fully entitled, master-planned park located in Tracy, California at the western edge of San Joaquin County, the Gateway of the Central Valley.

IPC is adjacent to the San Francisco Bay Area, located just 48 miles to the Port of Oakland and within an hour's drive to a consumer base of more

than 7.2 million people. The immediate area boasts a healthy and diverse workforce, excellent interstate access and a rapid development timeline. IPC is the perfect location for Distribution, Advanced Manufacturing and E-Commerce facilities of any size.



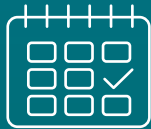
Optimal location  
boasting lower annual  
opex and drayage costs  
than surrounding cities



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)



## 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



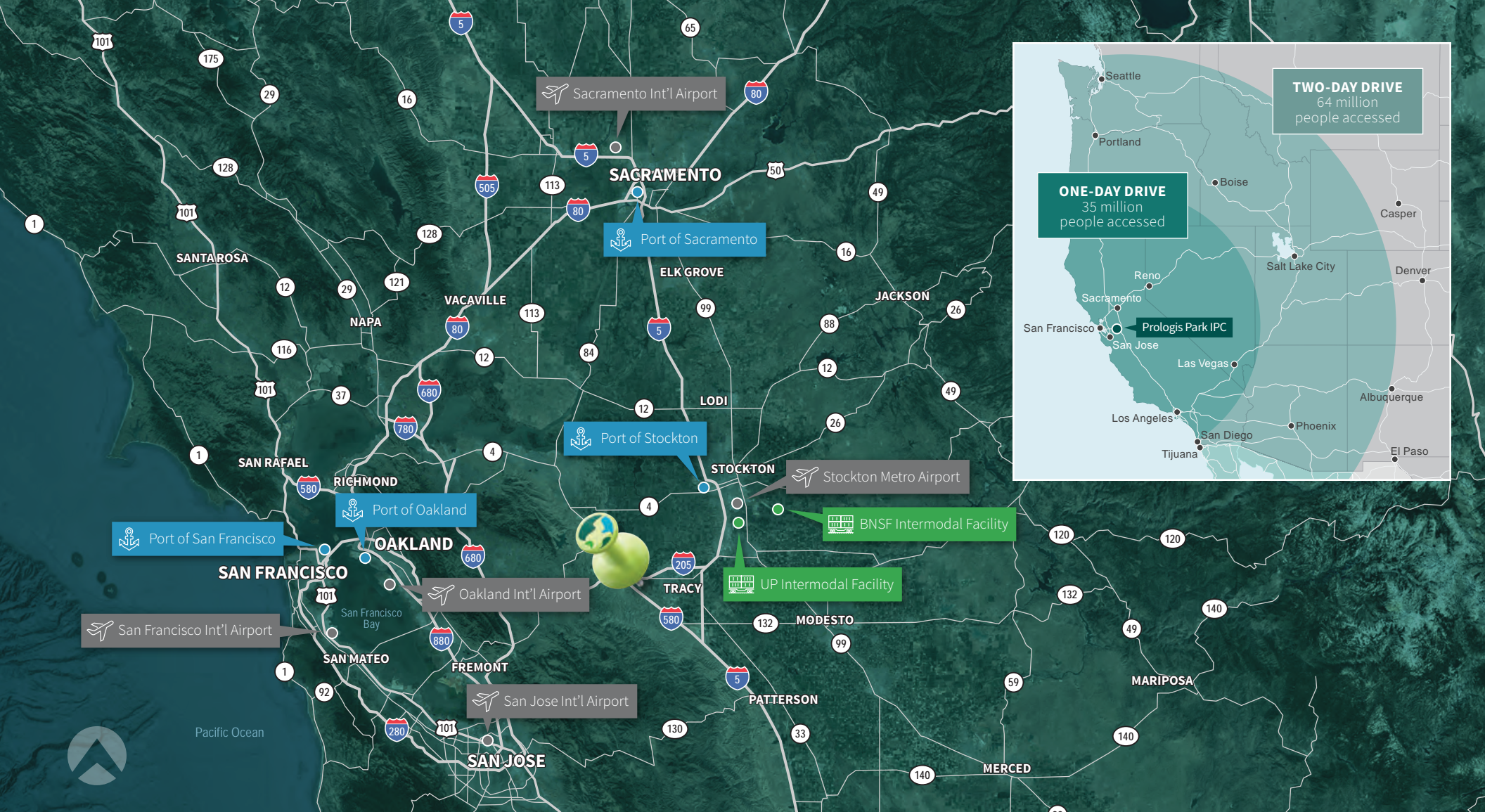
**PROMONTORY STATION RETAIL**  
Coming soon!

BUILDING	SF / AC	DETAILS / TENANT
1	1,001,449 SF	Amazon
2	375,369 SF	Musco Olives, McCollister's
3	323,988 SF	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
10	233,779 SF	Lancaster, JIT, Galleher

BUILDING	SF / AC	DETAILS / TENANT
11	1,700,150 SF	Pepsico, Inc.
The Offices at IPC	34,579 SF	Prologis, Global Trade, VEC, Retina, Westley Truck, O.C. Jones & Sons, Inc.
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
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 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. PLD\_PIPC6B\_013123