

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

# Prologis International Park of Commerce



403,560 SF Available

Building 6 | 6389 Hopkins Road, Tracy, CA 95377





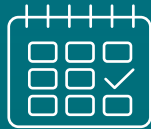
Expedited  
permitting process



Excellent  
interstate access



95+ acres of parks,  
walking trails and  
open space



Fully entitled,  
rapid construction  
timeline



Access to large  
and versatile  
labor pool



Sustainable  
landscaping



Certified  
LEED Silver



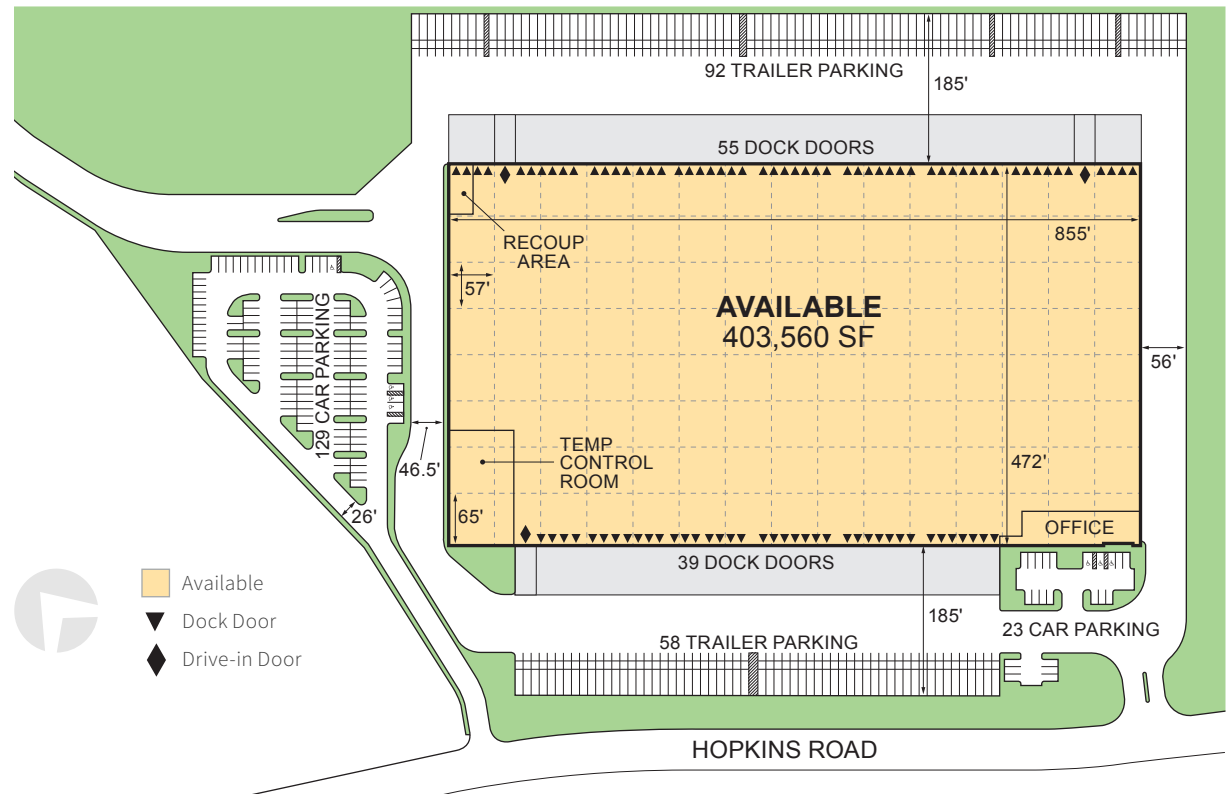
Optimal location  
for advanced  
manufacturing facility



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

## Specifications

- 403,560 SF state-of-the-art facility
- 6,002 SF office
- 32' clear height
- ESFR fire suppression system
- Certified LEED® Silver
- Fiber connectivity
- Temp control room
- 2% skylights
- 57' x 57' typical column spacing
- 472' D x 855' W dimensions
- 65' speed bays
- 3,000 amps (upgrading to 7,000 amps); 277/480V; 3-phase
- Existing solar system powering clean, green operations
- Cross-load building
- 94 (9' x 10') dock high positions
- 3 (12' x 14') grade level door
- 185' truck court with 60' concrete truck aprons
- Extended truck staging lanes
- Well-Insulated ceilings
- 150 trailer parking positions
- 152 auto parking spaces
- Expansion potential







## 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       | ±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                    |

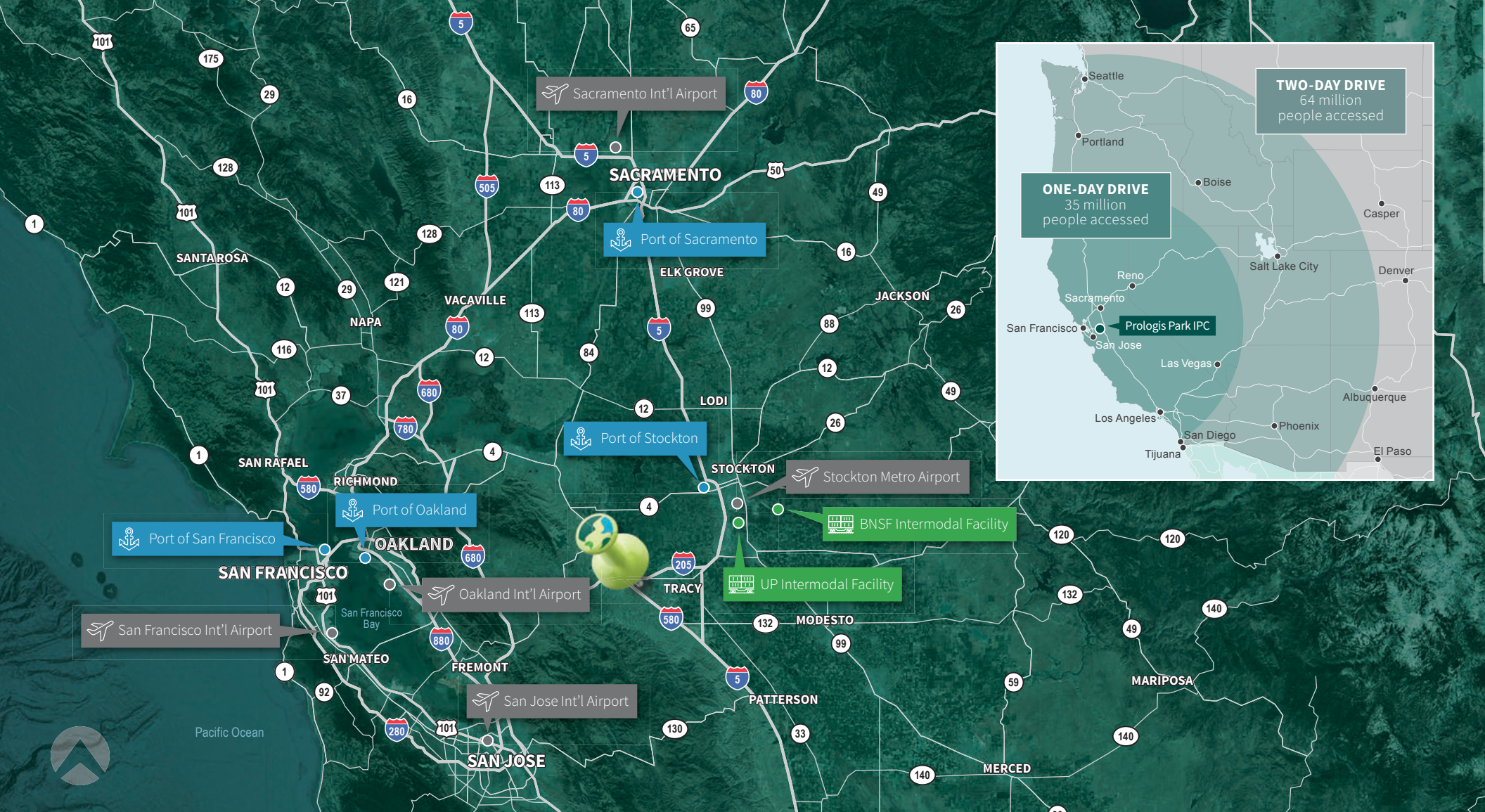
| BUILDING           | SF / AC       | DETAILS / TENANT            |
|--------------------|---------------|-----------------------------|
| 10                 | 233,779 SF    | Lancaster, JIT              |
| 11                 | ±2,321,000 SF |                             |
| The Offices at IPC | 34,579 SF     | Prologis, Global Trade, VEC |
| 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, Source Select |
| 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 1.0 billion square feet owned and under management in 19 countries on four continents. We lease modern logistics facilities to a diverse base of approximately 5,800 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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