

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

Prologis International Park of Commerce



144,858 SF Available

Building 4 | 6451 W. Schulte Road, Unit 110, Tracy, CA 95377





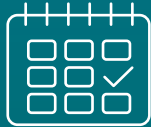
Optimal location
boasting lower annual
opex and drayage costs
than surrounding cities



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



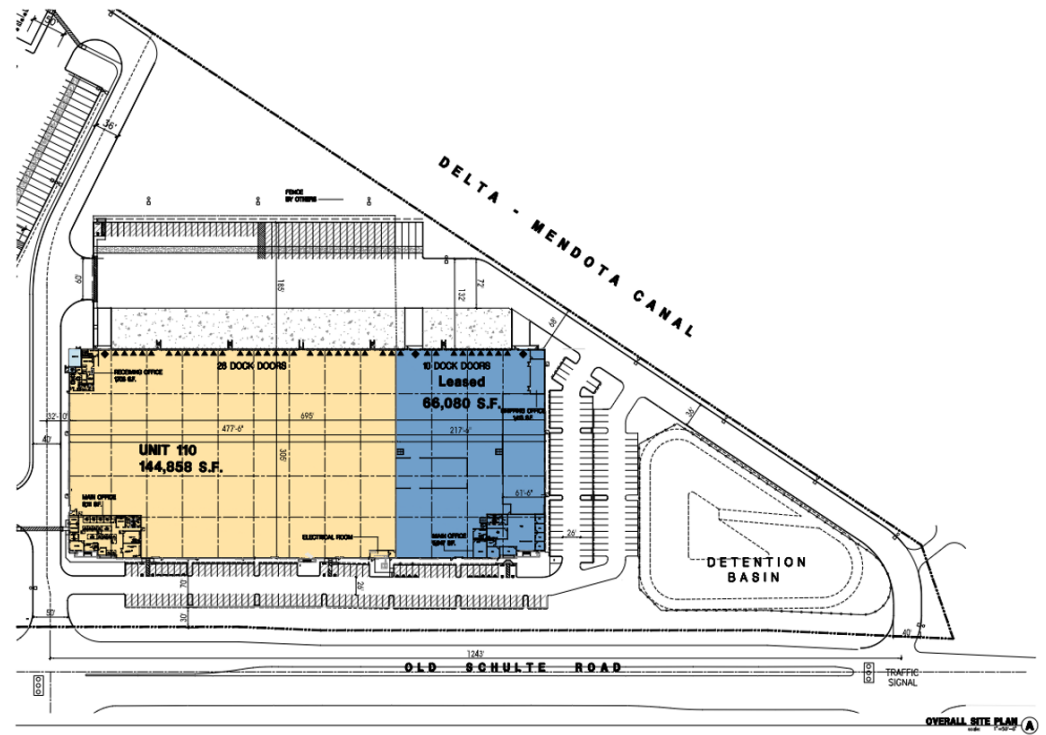
Expedited
permitting process



For more information, scan the
QR code or go to prologisIP.com

Specifications

- 210,938 SF state-of-the-art facility
- 144,858 SF available
- 305'D x 477'W available space dimensions
- 6,111 SF main office
- 1,708 SF shipping/warehouse office
- 34' clear height
- ESFR fire suppression system
- Certified LEED® Silver
- Fiber connectivity
- Temp control room
- 2% skylights
- 52' x 60' typical column spacing
- 4,000 amps; 277/480V; 3-phase
- Rear-load building
- LED lighting
- 28 (9' x 10') dock high positions
- 1 (12' x 14') grade level door
- 185' truck court with 60' concrete truck aprons
- Extended truck staging lanes
- 65' speed bays
- 19 trailer parking positions
- 136 auto parking spaces



- Available
- ▼ Dock Door
- ◆ Drive-in 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!

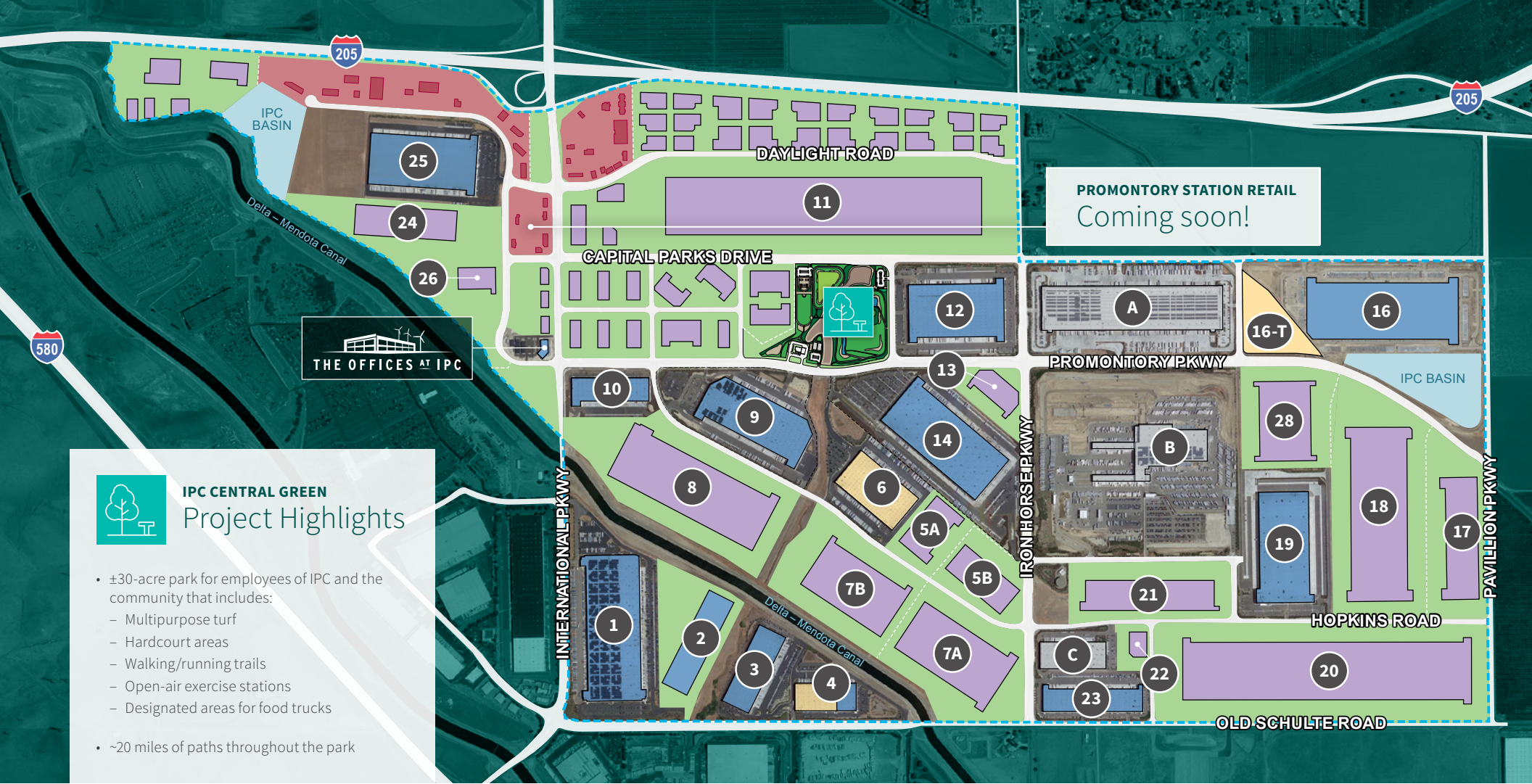
BUILDING	SF / AC	DETAILS / TENANT
1	1,001,449 SF	Amazon
2	375,369 SF	Musco Olives, McCollister's
3	323,988 SF	DHL, Synnex
4	210,938 SF	CMP
5A	±243,000 SF	
5B	±290,000 SF	
6	403,560 SF	
7A	±775,000 SF	
7B	±658,000 SF	
8	±1,168,000 SF	
9	641,364 SF	Best Buy

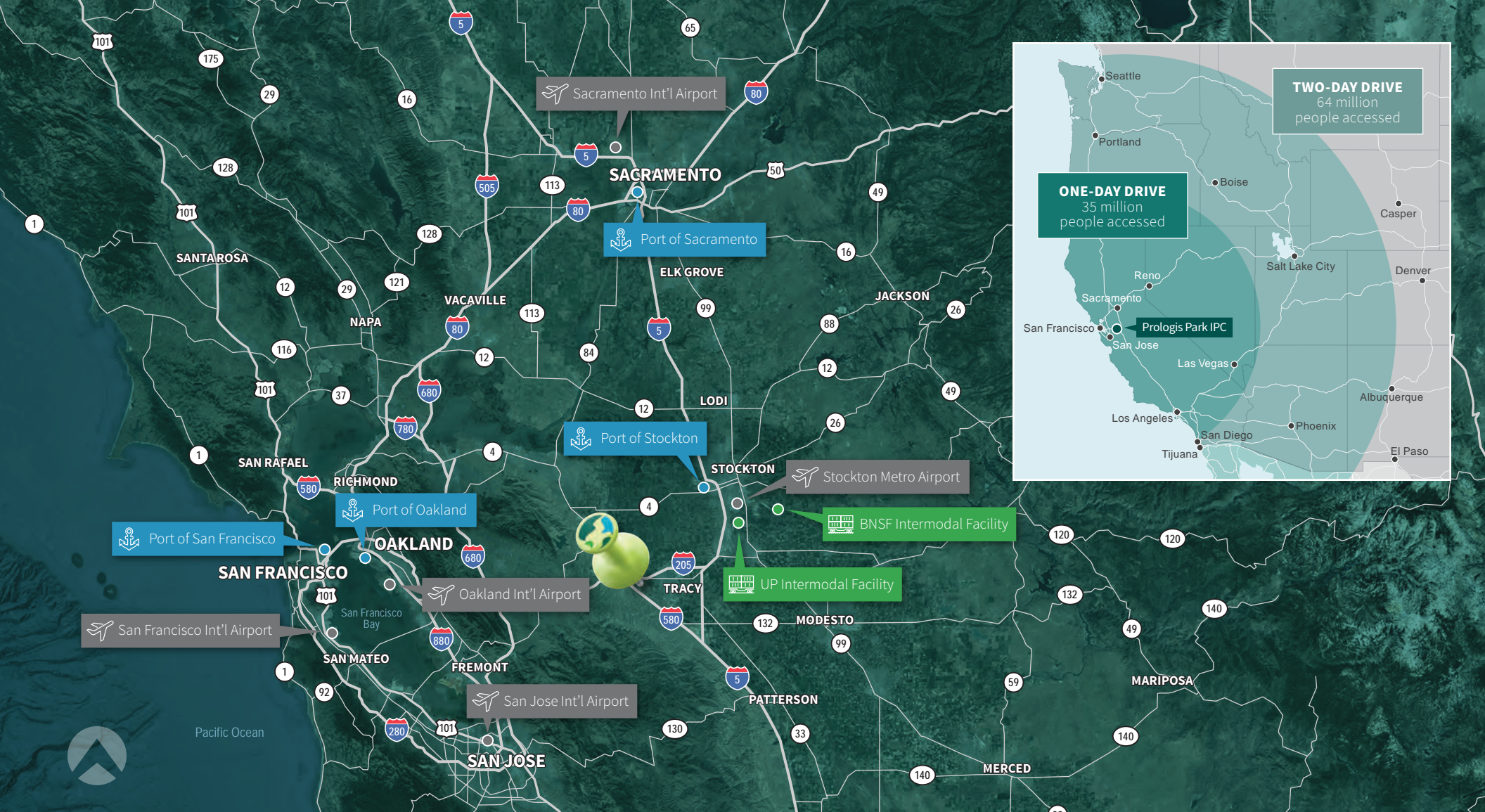
BUILDING	SF / AC	DETAILS / TENANT
10	233,779 SF	AGP, Lancaster, JIT
11	±2,321,000 SF	
The Offices at IPC	34,579 SF	Prologis, Global Trade, VEC
12	664,333 SF	Zinus
13	±150,000 SF	
14	851,200 SF	Amazon
16	1,120,082 SF	Williams Sonoma
16-T	±10.35 Acres	
17	±530,000 SF	
18	±1,300,000 SF	
19	724,775 SF	Home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