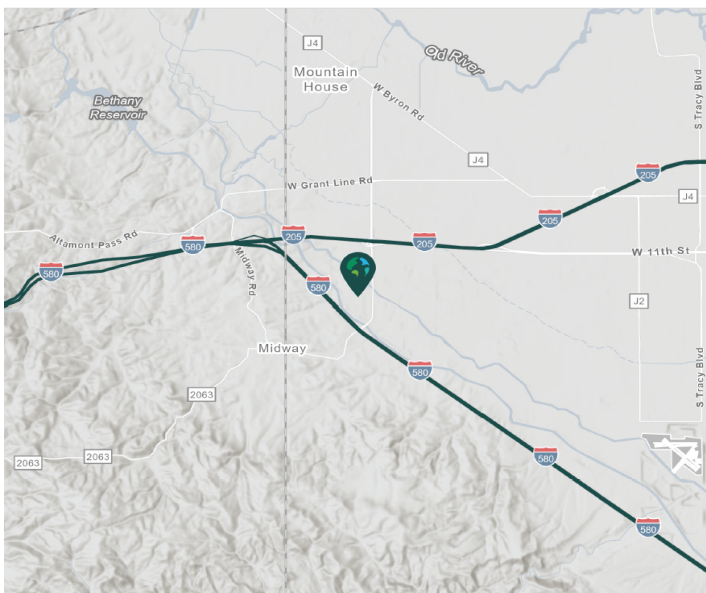
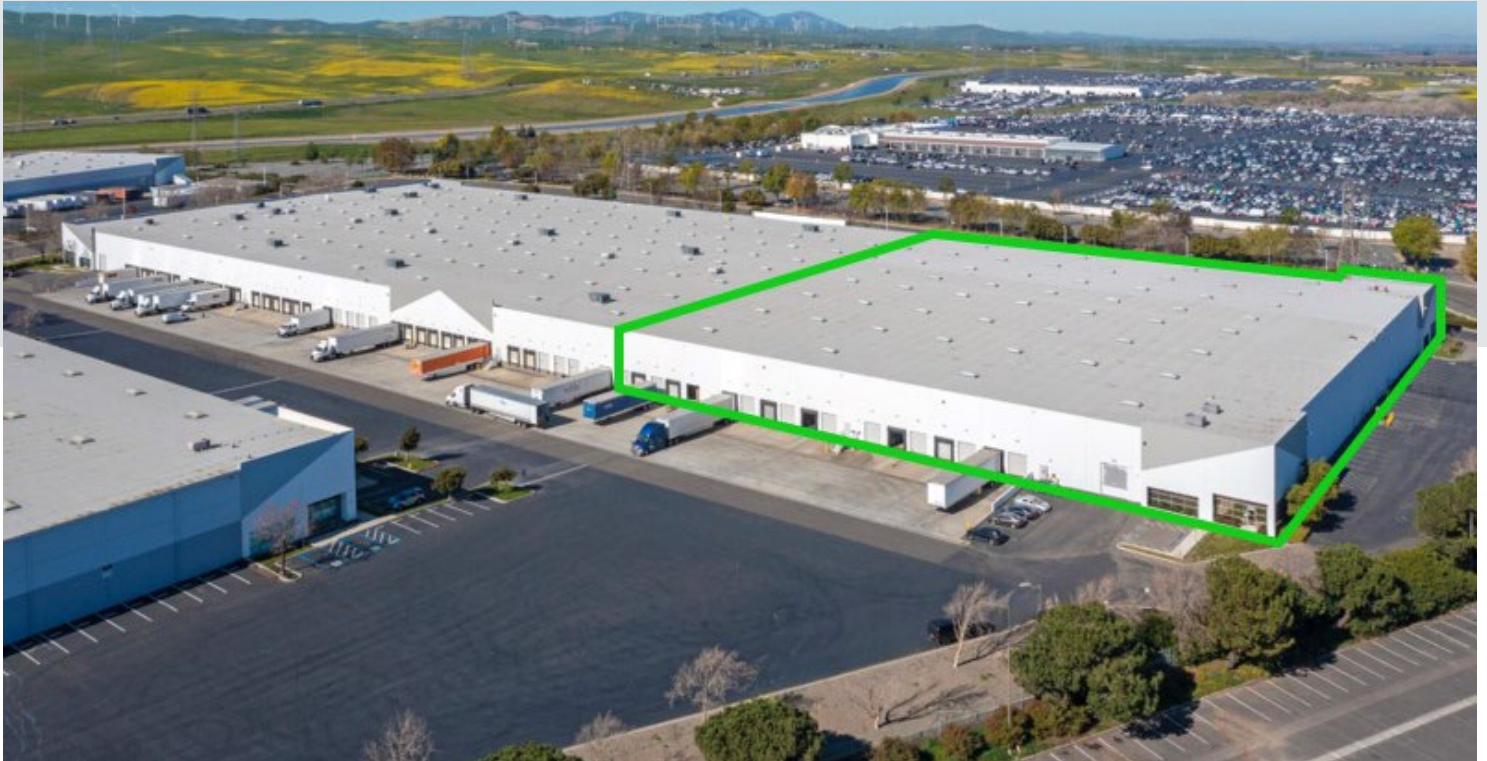


±52,887 - ±140,518 SF

25000 S. Schulte Rd.  
Tracy, CA 95377

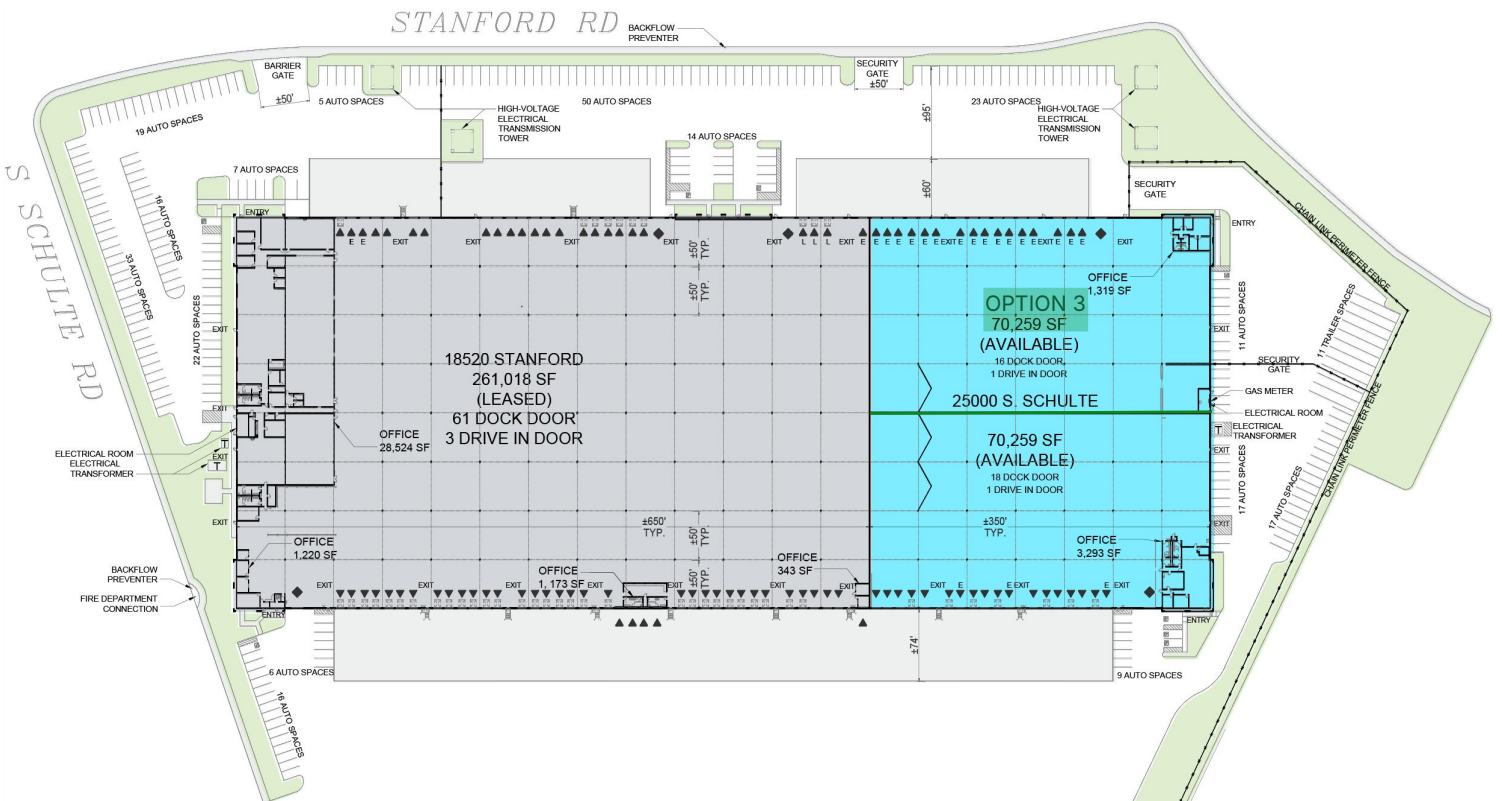
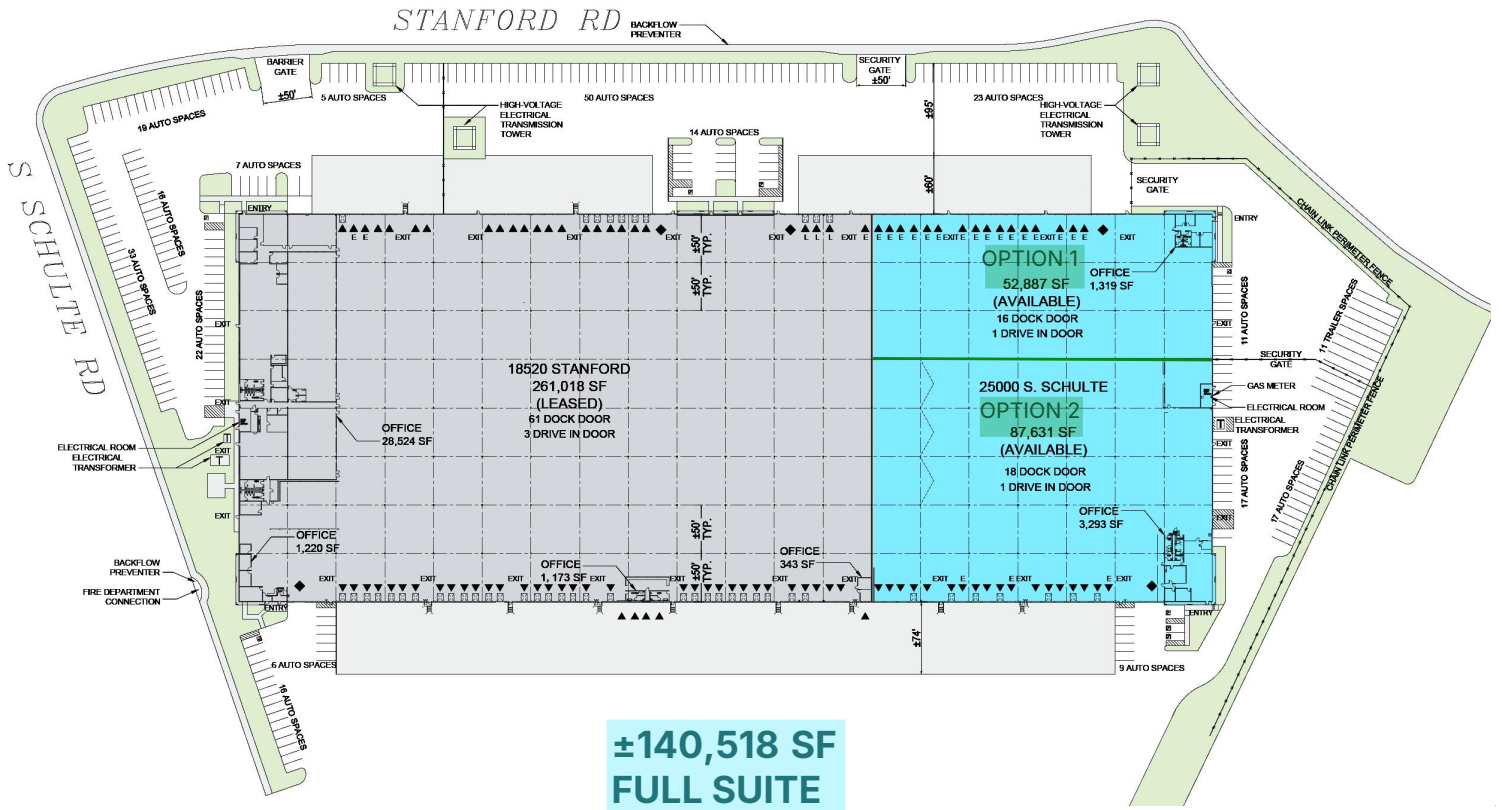
Prologis Patterson Pass 5



- Direct access to I-580, I-205, & I-5
- Closest location in San Joaquin County to the San Francisco Bay Area & Port of Oakland
- **FTZ Designation:** Located in San Joaquin County's Foreign Trade Zone, offering import/export business reduced costs and increased operational efficiency

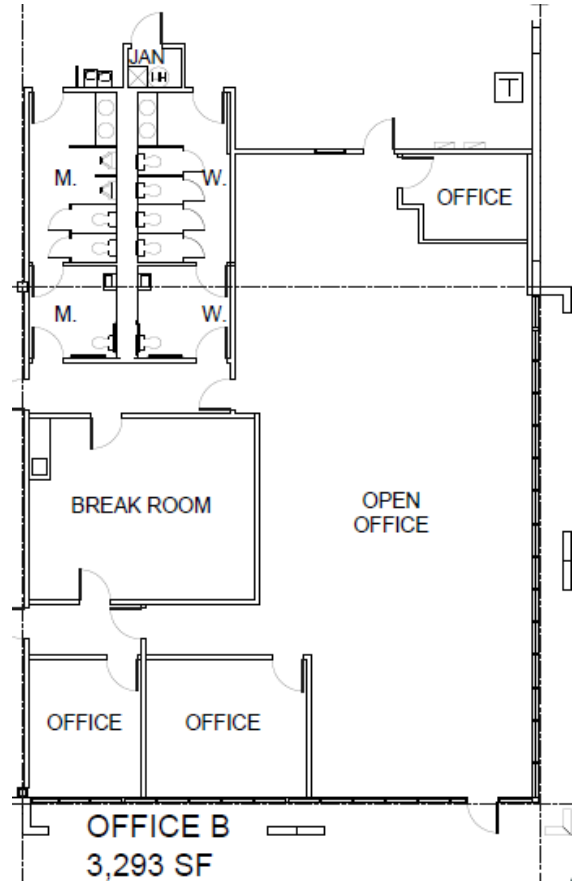
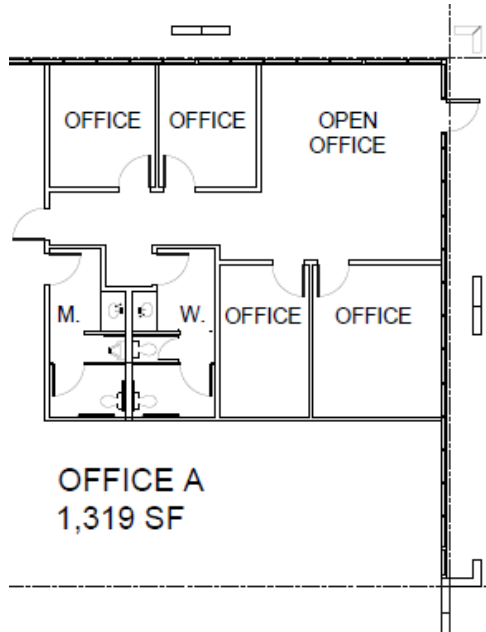
### Property Features

<b>Available Space</b>	±140,518 SF (Full)
- <b>Option 1</b>	±52,887 SF
- <b>Option 2</b>	±87,631 SF
- <b>Option 3</b>	±70,259 SF
<b>Office Space</b>	±1,319 & 3,293 SF
<b>Clear Height</b>	32'
<b>Column Spacing</b>	50' x 50'
<b>Dock Doors</b>	34
<b>Drive-in Doors</b>	2
<b>Pit Levelers</b>	9
<b>Trailer Parking</b>	11
<b>Electrical Service</b>	400 amps, 277/480v





Unlock the full potential of your warehouse with one strategic, single-source partner.



**Tyson Vallenari, SIOR**  
CaDRE Lic. #01480887  
tyson.vallenari@cushwake.com  
ph +1 510 919 2328

**Kevin Dal Porto**  
CaDRE Lic. #01212936  
kevin.dalporto@cushwake.com  
ph +1 209 601 2476

**Blake Rasmussen**  
CaDRE Lic. #01010250  
blake.rasmussen@cushwake.com  
ph +1 209 481 7044

**Prologis  
Reid Lewis**  
rlewis@prologis.com  
ph +1 510 661 4003

**Prologis  
Claire Wilson**  
cwilson2@prologis.com  
ph +1 925 813 8623