



Prologis International Park of Commerce BUILDING 10

6872 Promontory Parkway | Tracy, CA

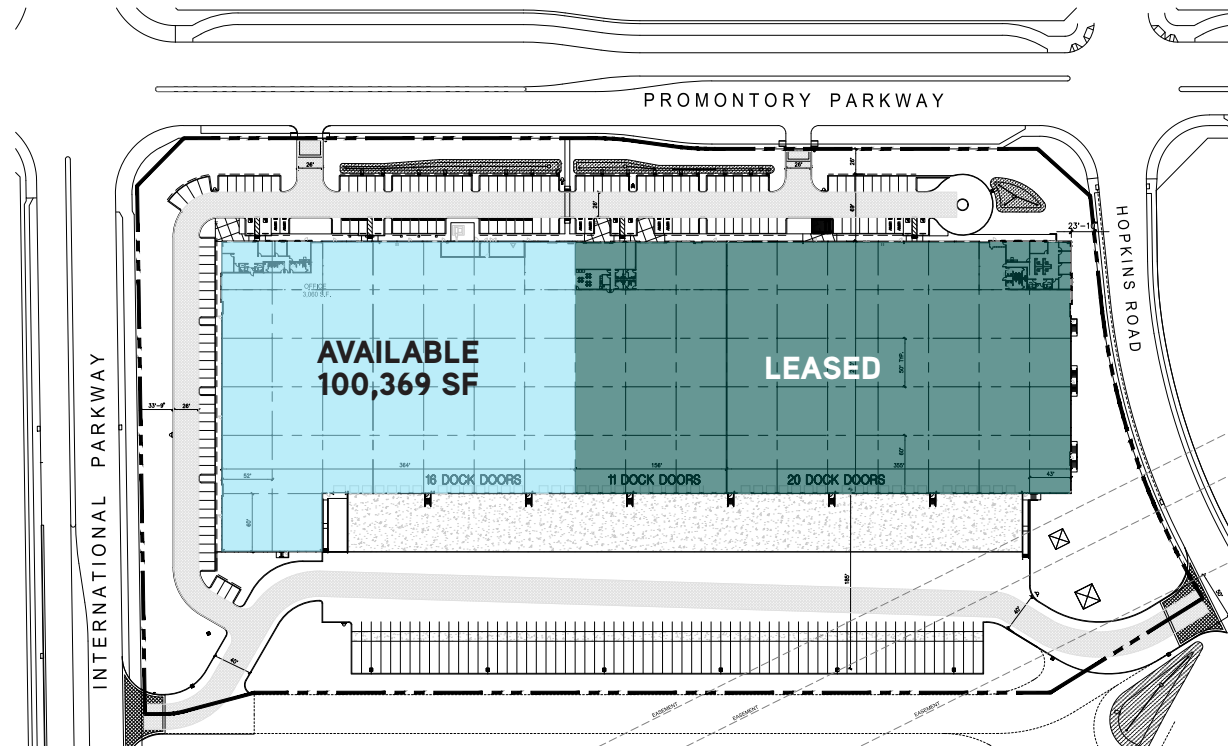
100,369 Square Feet Available

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

Prologis International Park of Commerce

Building 10

Tracy, CA



Building

- 233,779 SF state-of-the-art facility
- 100,369 SF Available for lease
- 32' minimum interior ceiling clearance
- 3,060 SF of office
- ESFR fire suppression system
- Green Building Standards LEED Silver
- R-10 Class A Insulation on roof deck
- 2% skylights
- 52' x 50' typical column spacing
- 6.5" reinforced concrete floors
- Up to 4,000 amps; 277/480V; 3-phase (Expandable)

Loading Area

- Rear-load building
- Sixteen (16) 9' x 10' dock high positions
- One (1) 12' x 14' grade level door
- 185' Truck court with 60' concrete truck aprons
- Extended truck staging lanes
- 60' Speed bays

Parking

- 28 trailer parking positions
- 57 auto parking spaces
- All parking expandable

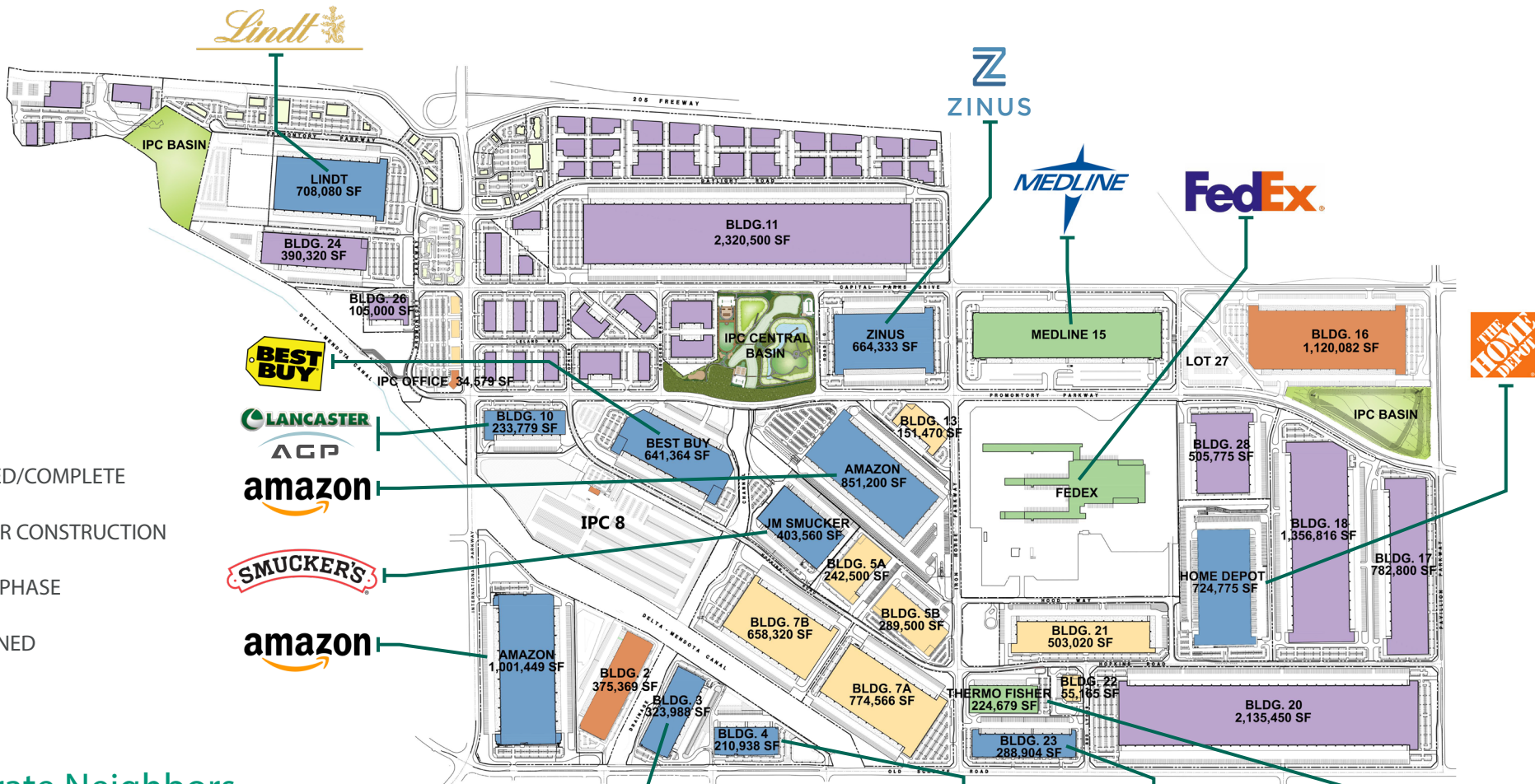
Location

- Zoned Business Park Industrial (BPI) City of Tracy
- Prominent location with multi-tenant capability

About Prologis International Park of Commerce

- 1,800 Acre Fully Entitled, Master-Planned Park
- Flexibility to Meet the Needs of Today's Users
- Optimal Location for E-commerce Fulfillment & High Technology Manufacturing Operations
- 7.2 Million People within 60 Miles
- Strong Transportation Infrastructure
- Premier Transportation & Logistics Hub Serving the West Coast





- LEASED/COMPLETE
- UNDER CONSTRUCTION
- NEXT PHASE
- PLANNED

Corporate Neighbors

| | |
|----------------------|-------------------|
| Amazon | Kellogg's |
| Lowe's | Smart & Final |
| Pepsi | Victory Packaging |
| Crate & Barrel | US Cold Storage |
| The Home Depot | FedEx |
| Best Buy | Melissa & Doug |
| Owens & Minor | Medline |
| Restoration Hardware | Smuckers |
| Safeway | Comcast |
| Costco | Kuehne & Nagel |
| Iron Mountain | Polycom |
| International Paper | Owens Brockway |



CLOSEST LOCATION IN TRACY TO THE PORT OF OAKLAND



DIRECT ACCESS TO I-580, I-205, & I-5



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MASTER-PLANNED NETWORK OF STAA TRUCK ROUTES





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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 666 million square feet (62 million square meters) owned and under management in 20 countries on four continents.