



Prologis International Park of Commerce BUILDING 2

6751 W. Schulte Road | Tracy, CA

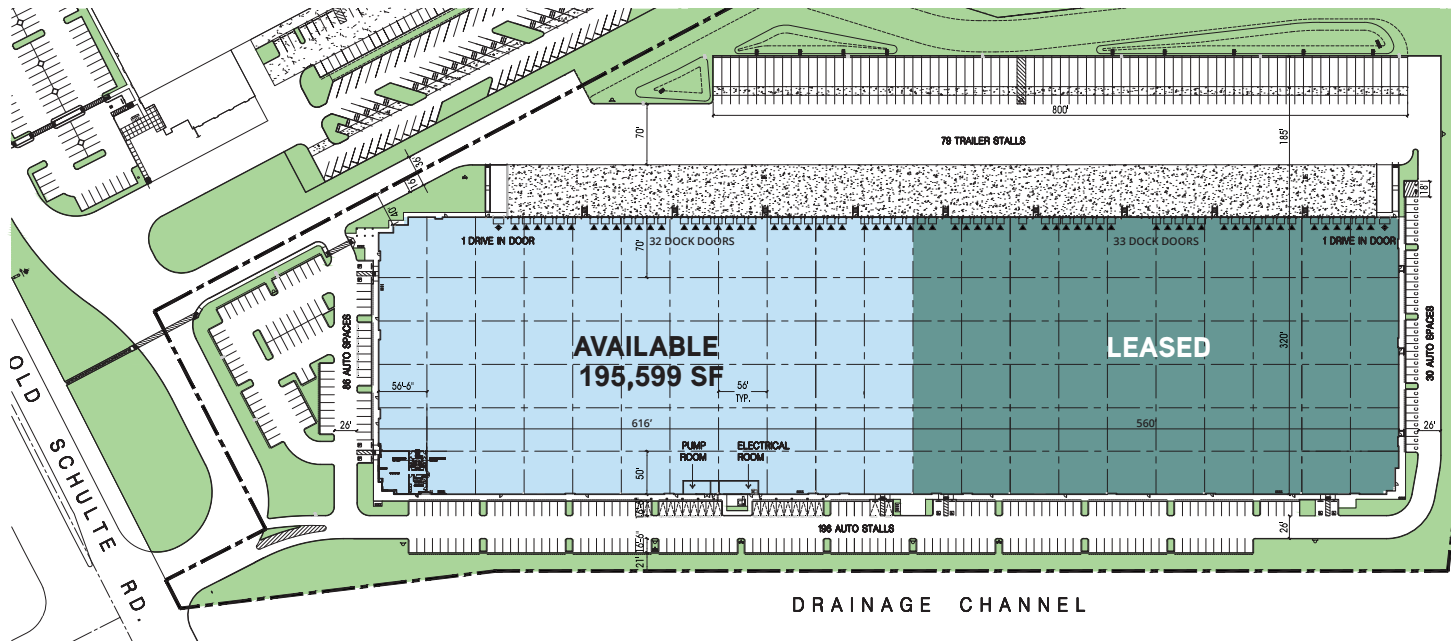
195,599 Square Feet Available

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

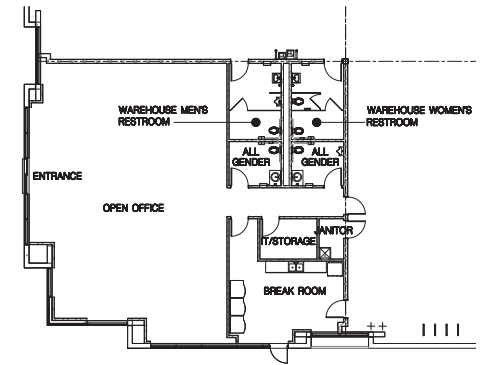
Prologis International Park of Commerce

Building 2

Tracy, CA



SPEC OFFICE PLAN - 2,709 SF



Building

- 375,369 SF state-of-the-art facility
- 36' clear height
- 2,709 SF spec office
- Truck scale on premises
- ESFR fire suppression system
- Designed and built to LEED standards
- 2% skylights
- 50' x 56' typical column spacing
- 6.5" reinforced concrete floors
- 320' D x 1,176' W dimensions
- Up to 3,000 amps; 277/480V; 3-phase (Expandable)

Loading Area

- Rear-load building
- Thirty two (32) 9' x 10' dock high positions
- One (1) 12' x 14' grade level door
- 130'-185' Truck court with 60' concrete truck aprons
- Extended truck staging lanes
- 70' Speed bays

Parking

- 41 trailer parking positions
- 116 auto parking spaces
- All parking expandable

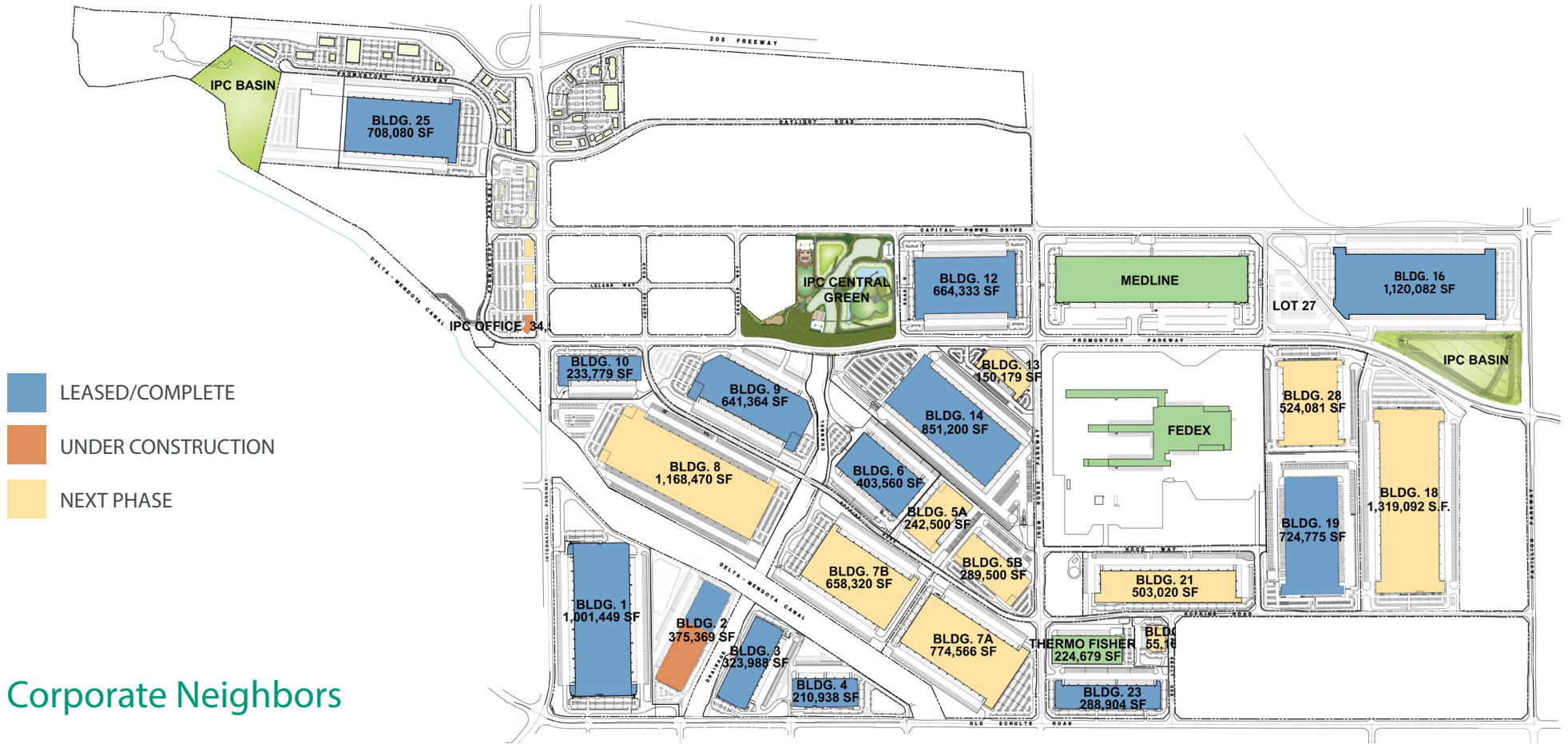
Location

- 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

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	Smucker's
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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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.