



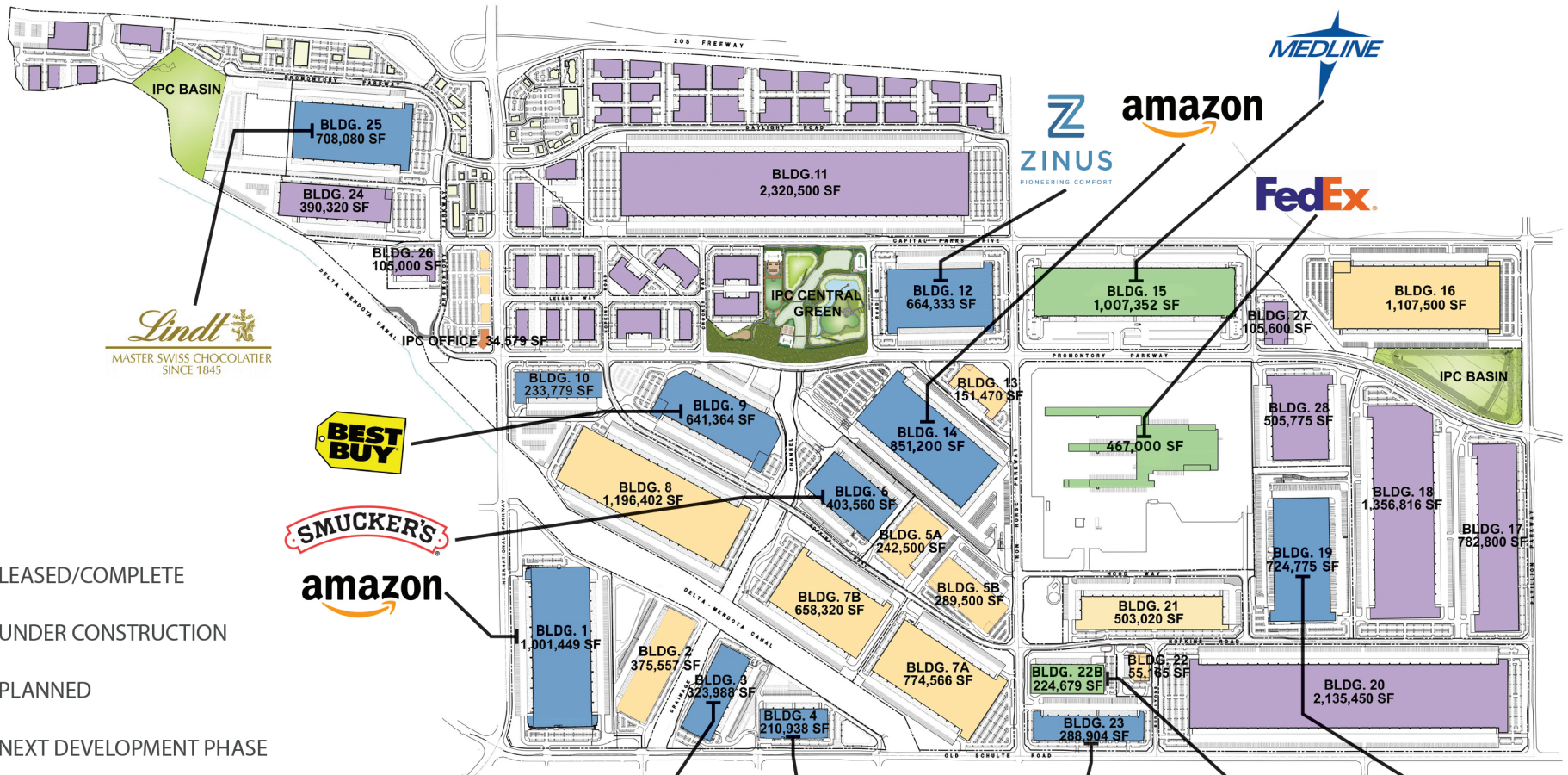
# Prologis International Park of Commerce BUILDING 10

6872 Promontory Parkway | Tracy, CA

141,129 Square Feet Available

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





- LEASED/COMPLETE
- UNDER CONSTRUCTION
- PLANNED
- NEXT DEVELOPMENT 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 Pape	Owens Brockway



CLOSEST LOCATION IN TRACY TO THE PORT OF OAKLAND



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



EXCELLENT PROXIMITY TO SAN FRANCISCO, OAKLAND, SAN JOSE, & SACRAMENTO INTERNATIONAL AIRPORTS



CLOSE PROXIMITY TO BNSF & UNION PACIFIC INTERMODAL FACILITIES

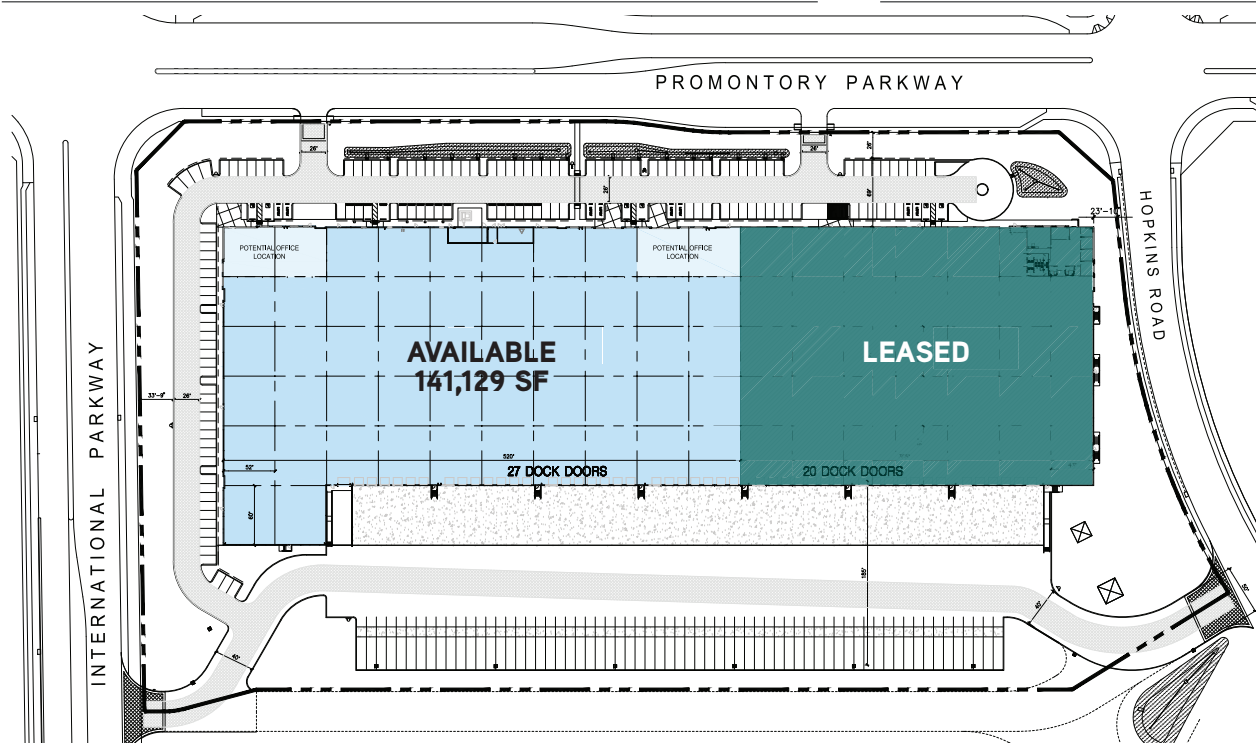


MASTER-PLANNED NETWORK OF STAA TRUCK ROUTES

# Prologis International Park of Commerce

Building 10

Tracy, CA



## Available Unit

- 141,129 SF
- 260'D x 520'W
- Twenty-seven (27) 9' x 10' dock high positions
- One (1) 12' x 14' grade level door

## Building

- 233,779 SF state-of-the-art facility
- 141,129 SF Available for lease
- 32' minimum interior ceiling clearance
- Office space to suit
- ESFR fire suppression system
- Designed and built to LEED standards
- 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
- Forty-seven (47) 9' x 10' dock high positions
- One (1) 12' x 14' grade level doors
- 185' Truck court with 60' concrete truck aprons
- Extended truck staging lanes
- 60' Speed bays

## Parking

- 65 trailer parking positions
- 154 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





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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.