

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

# Prologis International Park of Commerce



38,777 SF Available

Building 23 | 5849 W. Schulte Road, Tracy, CA 95377





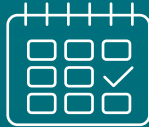
Optimal location  
boasting lower annual  
opex and drayage costs  
than surrounding cities



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



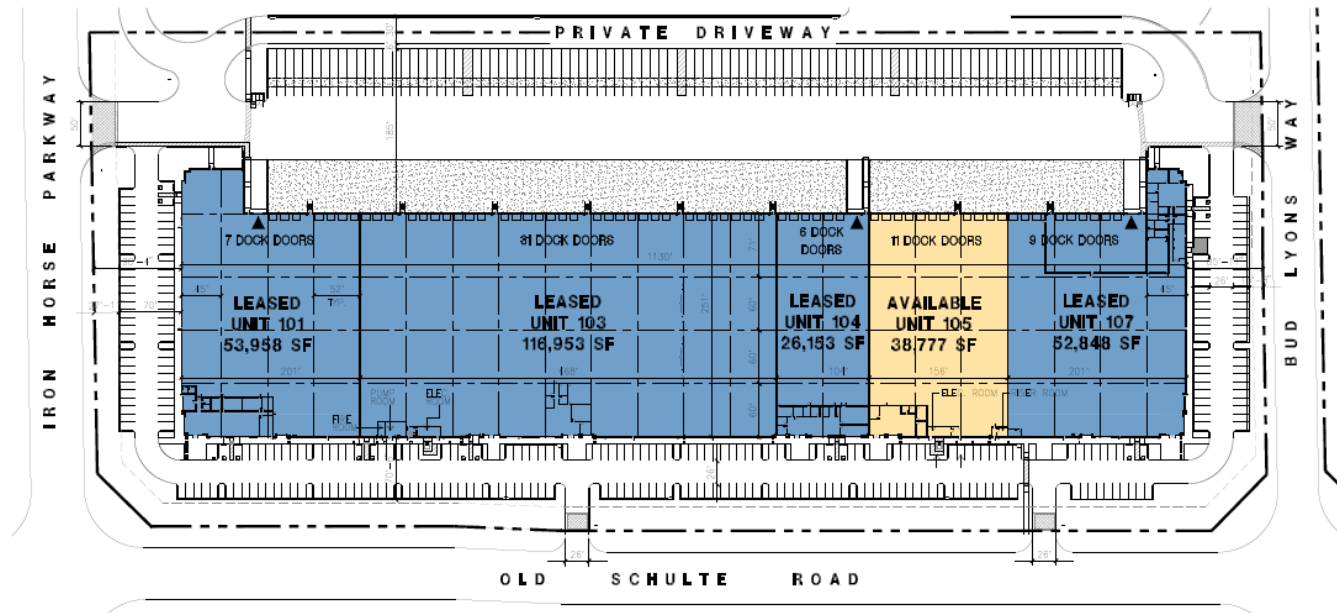
LEED Certified



Expedited  
permitting process

## Specifications

- 38,777 SF state-of-the-art facility
- 2,303 SF office
- 36,474 SF warehouse
- 32' clear height
- ESFR fire suppression system
- Certified LEED® Silver
- 11 dock high doors
- 185' truck court
- 71' speed bays
- 400 amps



### Legend



LEASED

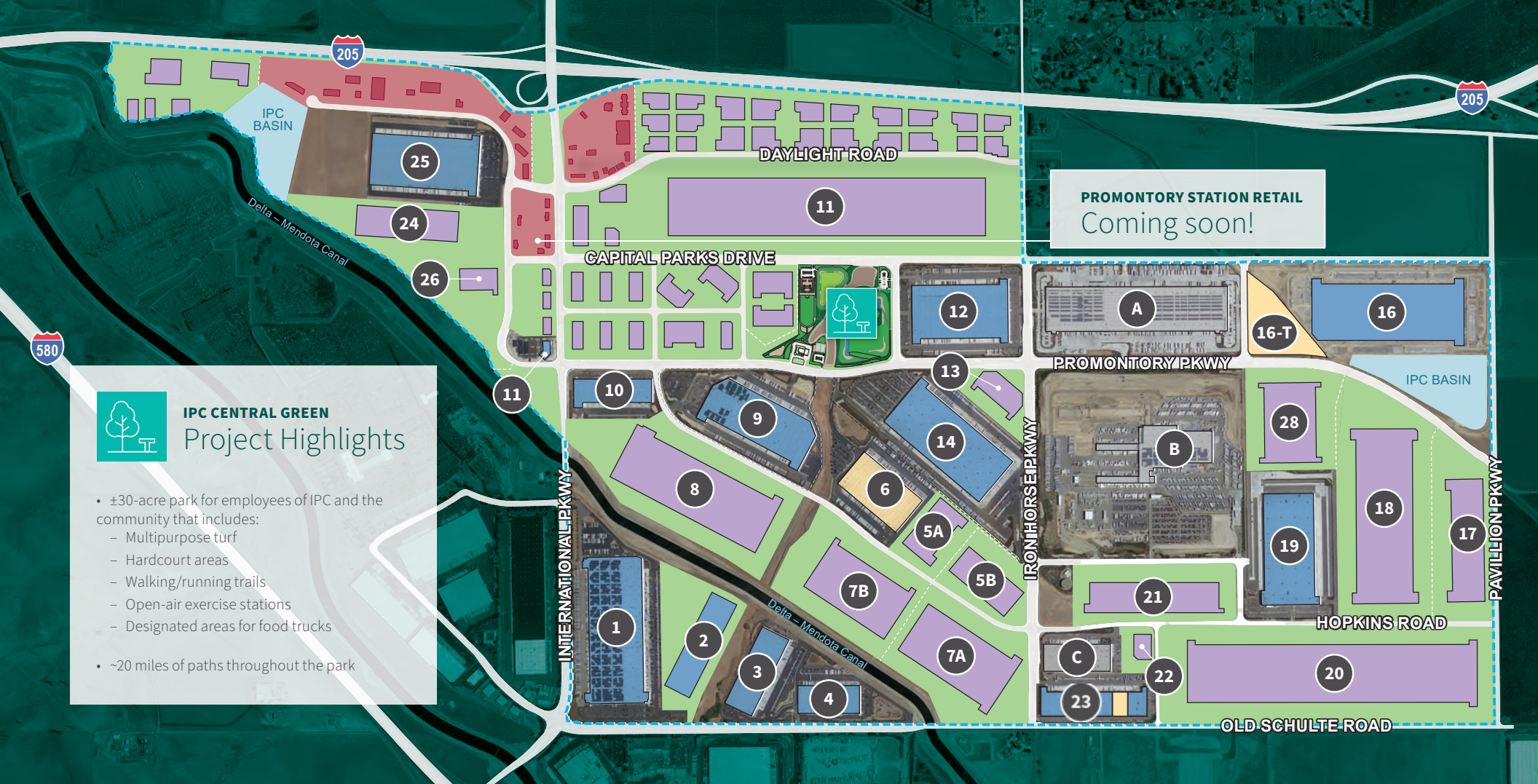


AVAILABLE



DRIVE THRU DOOR

For more information, go to  
[prologisIPC.com](http://prologisIPC.com)



### IPC CENTRAL GREEN Project Highlights

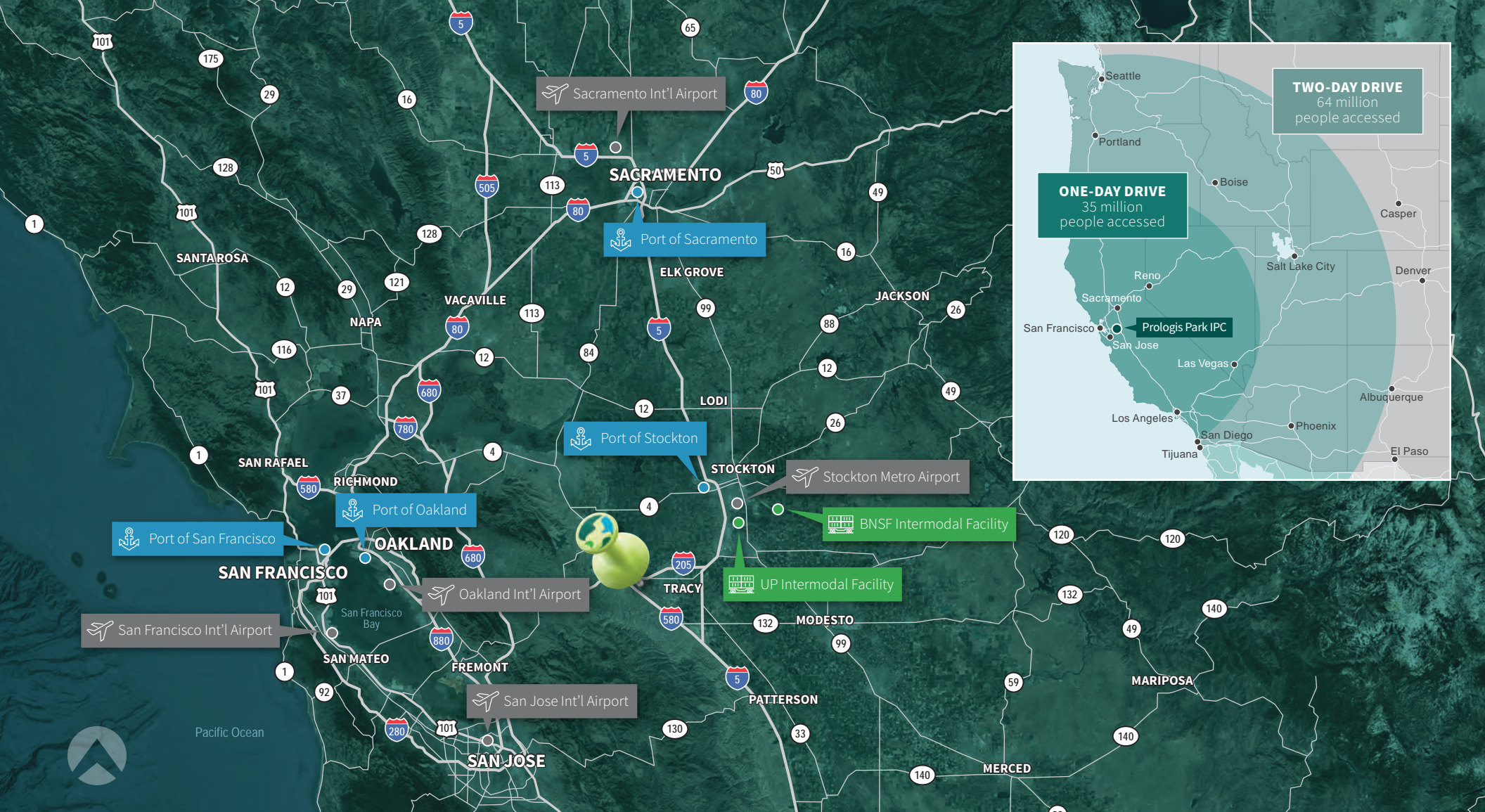
- ±30-acre park for employees of IPC and the community that includes:
  - Multipurpose turf
  - Hardcourt areas
  - Walking/running trails
  - Open-air exercise stations
  - Designated areas for food trucks
- ~20 miles of paths throughout the park

**PROMONTORY STATION RETAIL**  
Coming soon!

BUILDING	SF / AC	DETAILS / TENANT	BUILDING	SF / AC	DETAILS / TENANT	BUILDING	SF / AC	DETAILS / TENANT
1	1,001,449 SF	Amazon	11	±2,321,000 SF		21	±503,000 SF	
2	375,369 SF	Musco Olives, McColister's	12	664,333 SF	Zinus	22	±55,000 SF	
3	323,988 SF	DHL, Synnex	The Offices at IPC	34,579 SF	Prologis	23	±38,777 SF	
4	210,938 SF	Bunzl, CMP	13	±150,000 SF		23	250,127 SF	Bossard, UPS, Finis, Southern
5A	±243,000 SF		14	851,200 SF	Amazon	24	±390,000 SF	Carlson
5B	±290,000 SF		16	1,120,082 SF	Williams Sonoma	25	708,080 SF	Lindt
6	403,560 SF		16-T	±10.35 Acres		26	±105,000 SF	
7A	±775,000 SF		17	±530,000 SF		28	±524,000 SF	
7B	±658,000 SF		18	±1,247,000 SF		A		Medline
8	±1,168,000 SF		19	724,775 SF	Home Depot	B		FedEx
9	641,364 SF	Best Buy	20	±2,135,000 SF		C		ThermoFisher Scientific
10	233,779 SF	AGP, Lancaster, JIT						



- Leased
- Available - Existing
- Proposed - Available for BTS
- Non-Prologis Building
- Retail



**Michael Goldstein, SIOR**  
 CalDRE Lic. #01319234  
 +1 209 475 5106 office  
 michael.goldstein@colliers.com

**Greig Lagomarsino, SIOR**  
 CalDRE Lic. #01063817  
 +1 510 433 5809 office  
 greig.lago@colliers.com

**Gregory O'Leary, SIOR**  
 CalDRE Lic. #00924479  
 +1 209 475 5108 office  
 g.oleary@colliers.com

**Ryan McShane, SIOR**  
 CalDRE Lic. #01295796  
 +1 209 475 5105 office  
 ryan.mcshane@colliers.com



**Matt Drury**  
 CalDRE Lic. #01901364  
 +1 209 833 5391 office  
 mdrury@prologis.com

**Claire Wilson**  
 CalDRE Lic. #01982067  
 +1 209 833 5395 office  
 cwilson2@prologis.com

**Prologis - Tracy**  
 615 International Parkway  
 Tracy, CA 95377  
 Main: +1 209 833 5382

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. PLD\_PIPC6B\_013123