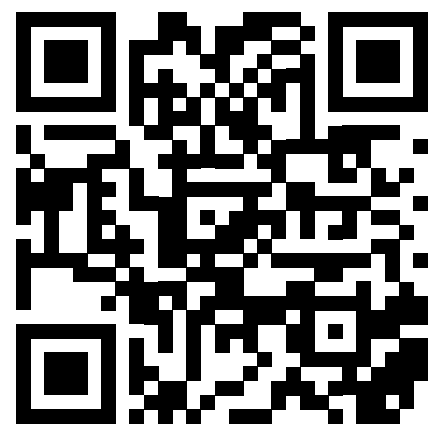


# PROLOGIS NEXUS

First of its Kind –  
Designed for  
LEED Platinum

1345 



Scan here for property website  
[prologis-nexus.cbre-properties.com](https://prologis-nexus.cbre-properties.com)

1345 DOOLITTLE DRIVE | SAN LEANDRO, CA

 PROLOGIS® 



# For the Refined Pallet

Industry-leading features to empower your business.

±266,000 total square feet

**40' clear height**

ESFR sprinklers

5,200 amps, 480 volts

40 dock doors & 2 grade-level doors

(20) pit levelers

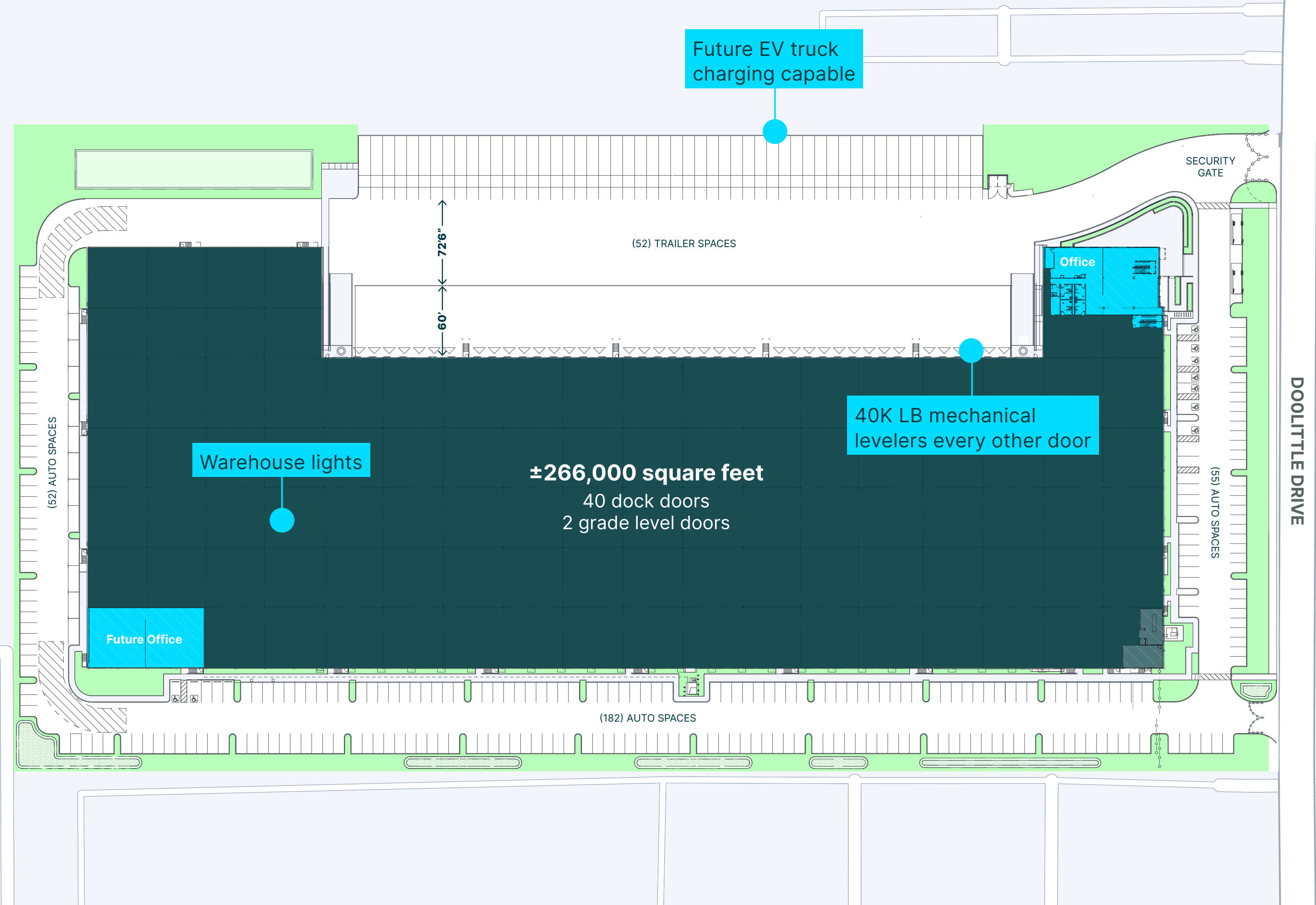
185' truck court

50' X 50' column spacing (typical)

289 auto parking & 52 trailer parking stalls

±9,500 SF Class A office space

**Q3 2024 targeted delivery**



# Categorically Different

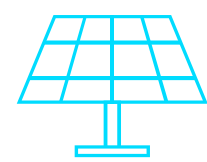
Prologis Nexus is a future-forward industrial space with Class A office style. Outfitted with ample power, clear heights, and access to ports and roads, you're ready to move products or make waves in your industry.

At the corner of comfort and commercial grade, Prologis Nexus is designed to empower your workforce at every turn.



## People-Empowering Design

Crafted to the highest standards of both workplace and industrial design.



## Sustainability Built In

Low-carbon features come standard to help you decarbonize your business.



## Port and Porch Within an Hour

Direct access to the Port of Oakland, Oakland International Airport and the I-880 corridor.



# People- Empowering Design

## Engineered to Empower.

Create a place of pride in the most people-centric industrial property in the East Bay, and equip your personnel to accomplish anything with more amenities, more power, and more resources.



Designated area for food-trucks provided as an option

Natural lighting in the office and warehouse adds to employee well-being

Outdoor patio for employee comfort

Natural design elements in workplace interiors, such as exposed wood, are associated with higher levels of productivity and occupant satisfaction.  
*Source: Forest & Wood Products Australia + Pollinate*



# Sustainability Built In

**45%**  
reduction in  
embodied carbon  
emissions\*

## Designed for LEED Platinum

14 EV car chargers included, with the potential to add 100+ additional chargers

EV truck charging capable

Solar-ready

LED lighting with dynamic controls

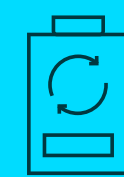
Low carbon concrete throughout

Plus-Ti asphalt to achieve a cooler pavement surface, due to its higher reflectivity

Optimized slab: less concrete, more strength

CLT mezzanine

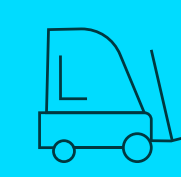
## Charge Ahead



5,200 amps  
to power both



electric vehicle  
infrastructure and



heavy  
machinery

*\*achieved through material reuse, use of low-carbon concrete, optimized slab, CLT and insulated metal panels*



# Port to Porch Within an Hour

## It's All Coming Together.

Move product and materials efficiently with a site just eight miles from the Port of Oakland and a five-minute drive from Oakland International Airport. Direct access to the I-880 corridor brings all nine Bay Area counties within 60 minutes' delivery or commute time.





# Reach the People Who Power You



With almost seven million people within 40 miles, you have effortless access to talent and consumers alike.

## Access to Talent

5 MILES	<b>101,934</b> 2023 Total Workforce	<b>14,499</b> Warehouse Employees
10 MILES	<b>345,146</b> 2023 Total Workforce	<b>35,110</b> Warehouse Employees
30 MILES	<b>1,993,999</b> 2023 Total Workforce	<b>114,754</b> Warehouse Employees
40 MILES	<b>3,320,855</b> 2023 Total Workforce	<b>185,185</b> Warehouse Employees

## Access to Consumers

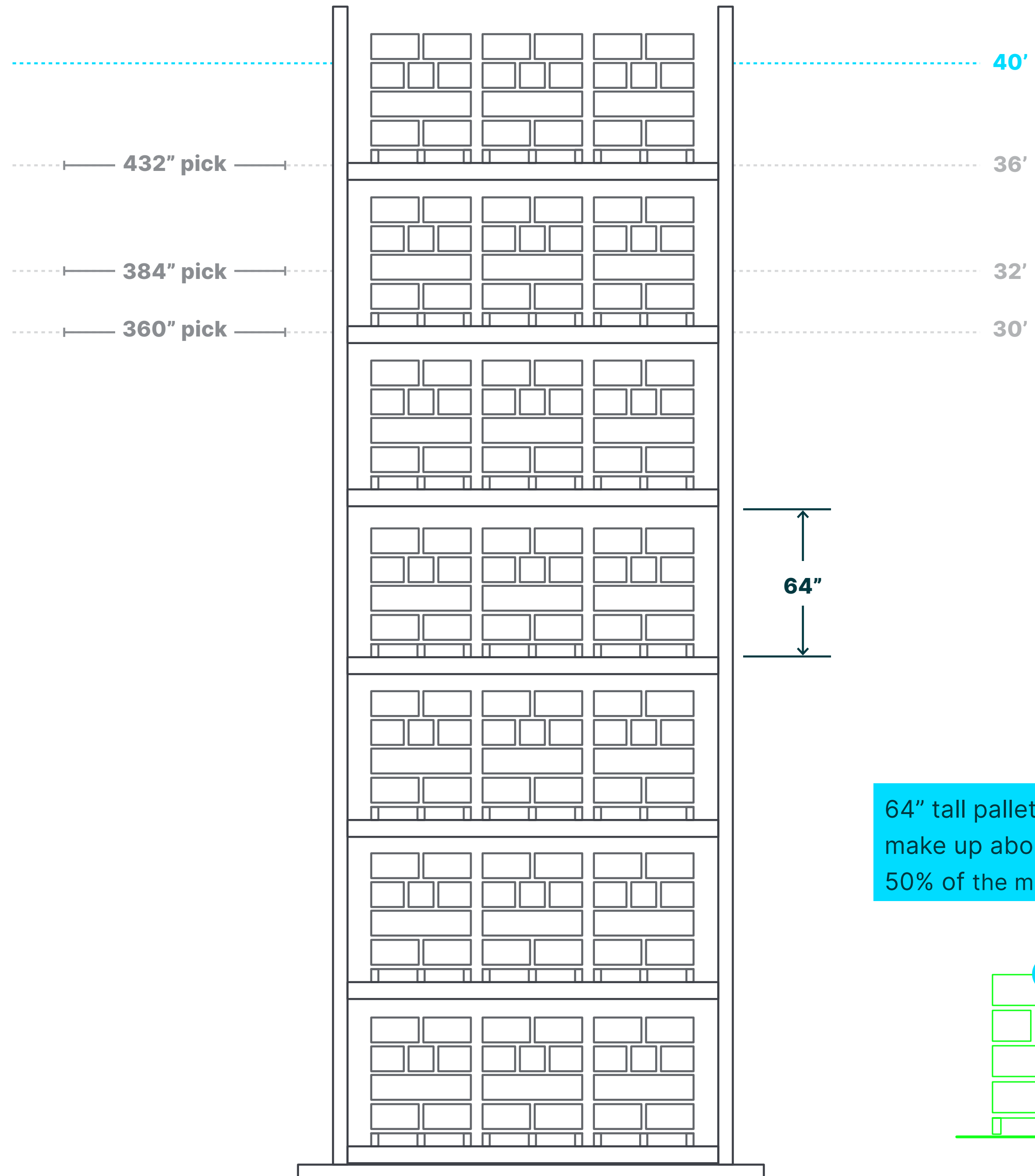
5 MILES	<b>\$124,437</b> Median HH Income	<b>340,442</b> Total Population
10 MILES	<b>\$145,995</b> Median HH Income	<b>925,190</b> Total Population
30 MILES	<b>\$182,496</b> Median HH Income	<b>3,893,493</b> Total Population
40 MILES	<b>\$182,026</b> Median HH Income	<b>6,979,723</b> Total Population



# You're in the Clear

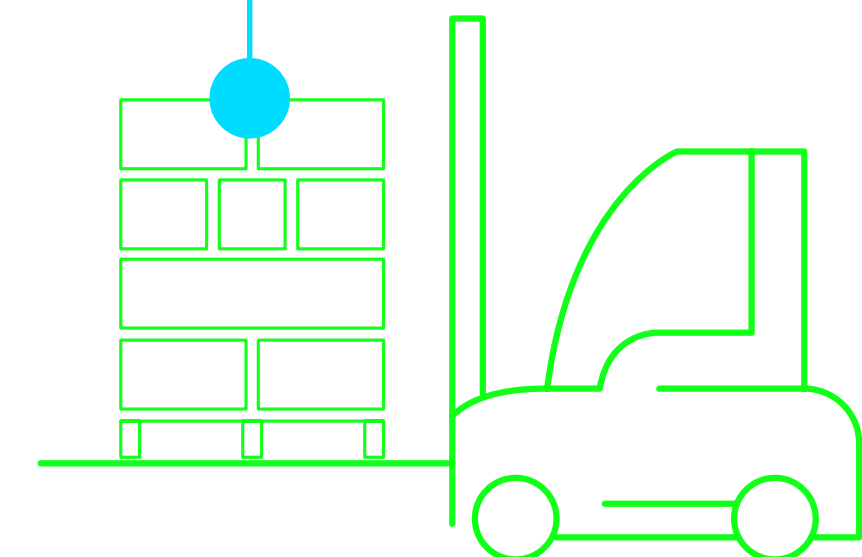
The first of its kind in the market.

A 40' clear height increases cubic capacity by more than 10-25 percent\*.



CLEAR HEIGHT	SIZE NEEDED TO ACCOMMODATE
40'	245,000 SF
36'	287,000 SF
32'	343,000 SF
30'	430,000 SF

64" tall pallet loads make up about 50% of the market



\*1 more pallet position compared to a 32' clear building. [source](#)



# Prologis Essentials

## Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



LEARN MORE



### Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



### Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



### Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



### Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



DISCOVER THE BENEFITS



# Partner with Prologis

Clear, Simple, Service.

You can count on us as your trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

**At Prologis, we deliver on our promises  
so you can deliver on yours.**





# PROLOGIS NEXUS

## Bring the World to the Best in the Bay

**CBRE**

**Kevin Hatcher**  
Senior Vice President  
+1 510 874 1939  
kevin.hatcher@cbre.com  
Lic. 01495631

**Chris van Keulen**  
Senior Vice President  
+1 510 874 1934  
chris.vankeulen@cbre.com  
Lic. 01845520

**Bob Ferraro**  
Executive Vice President  
+1 510 874 1910  
bob.ferraro@cbre.com  
Lic. 00949584

**Michael Barry**  
Executive Vice President  
+1 510 874 1926  
michael.barry@cbre.com  
Lic. 00950054

 **PROLOGIS**

**Jesse Becerra**  
Leasing Associate  
+1 510 661 4039  
jbecerra@prologis.com

**Samidha Thakral**  
VP, Investment Officer  
+1 415 733 9536  
sthakral@prologis.com

**Janet Galvez**  
VP, Investment Officer  
jgalvez@prologis.com

**Matt Ebner**  
VP, Market Officer Bay Area  
mebner@prologis.com

**Prologis Fremont**  
3353 Gateway Blvd  
Fremont, CA 94538  
Main: +1 510 656 1900  
www.prologis.com  
X: @Prologis



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of December 31, 2023, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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