

Prologis International Park of Commerce

6551 W. SCHULTE ROAD, BLDG 3 - UNIT 110 | TRACY, CA 95377



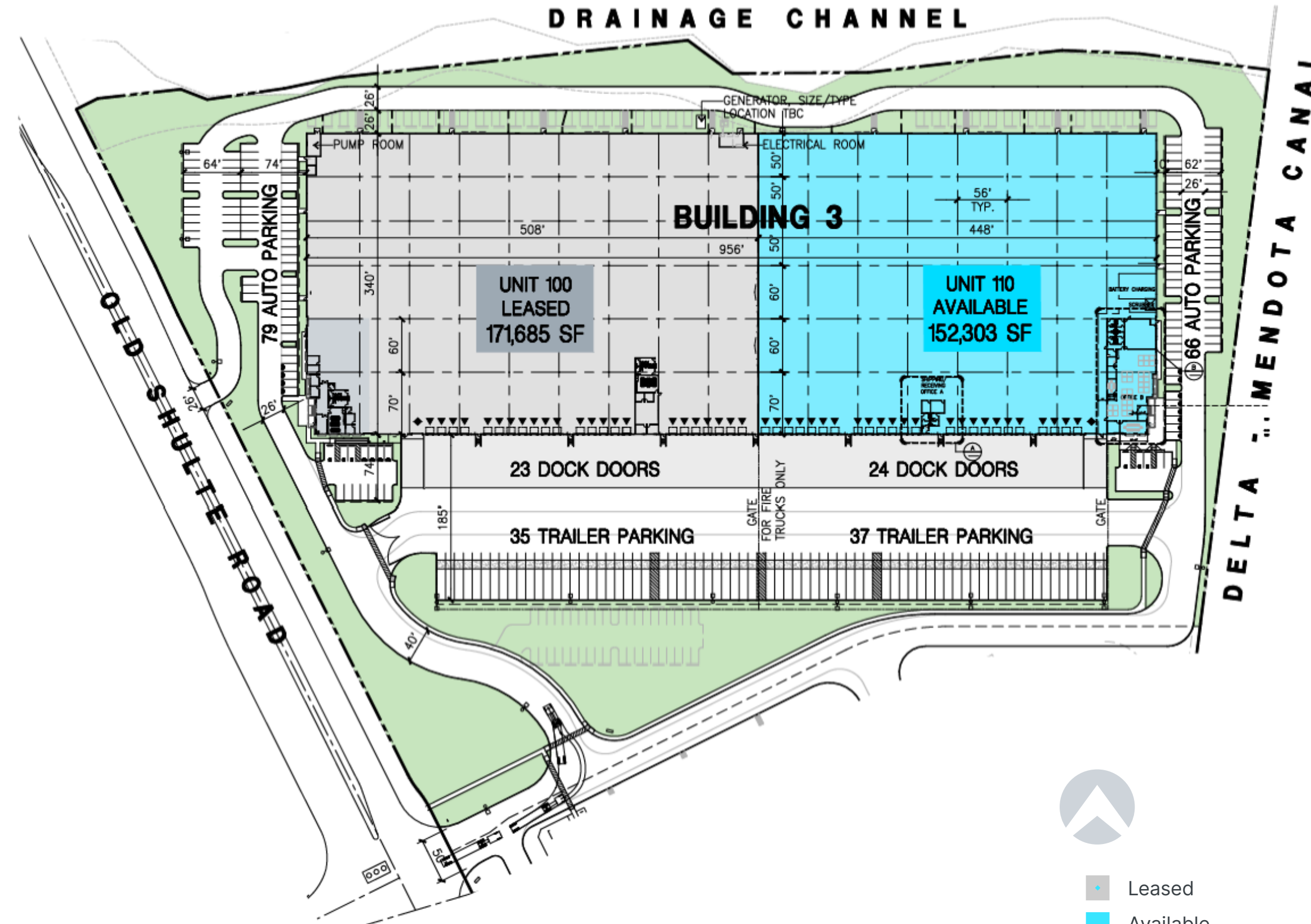
STATE-OF-THE-ART WAREHOUSE / ADVANCED MANUFACTURING SPACE FOR LEASE

±152,303 SF



Property Features

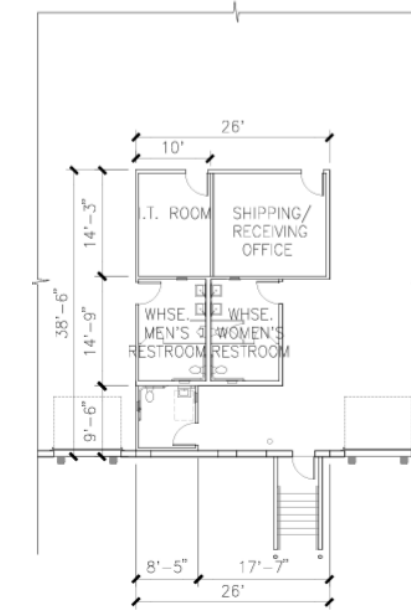
Unit 110 Specifications



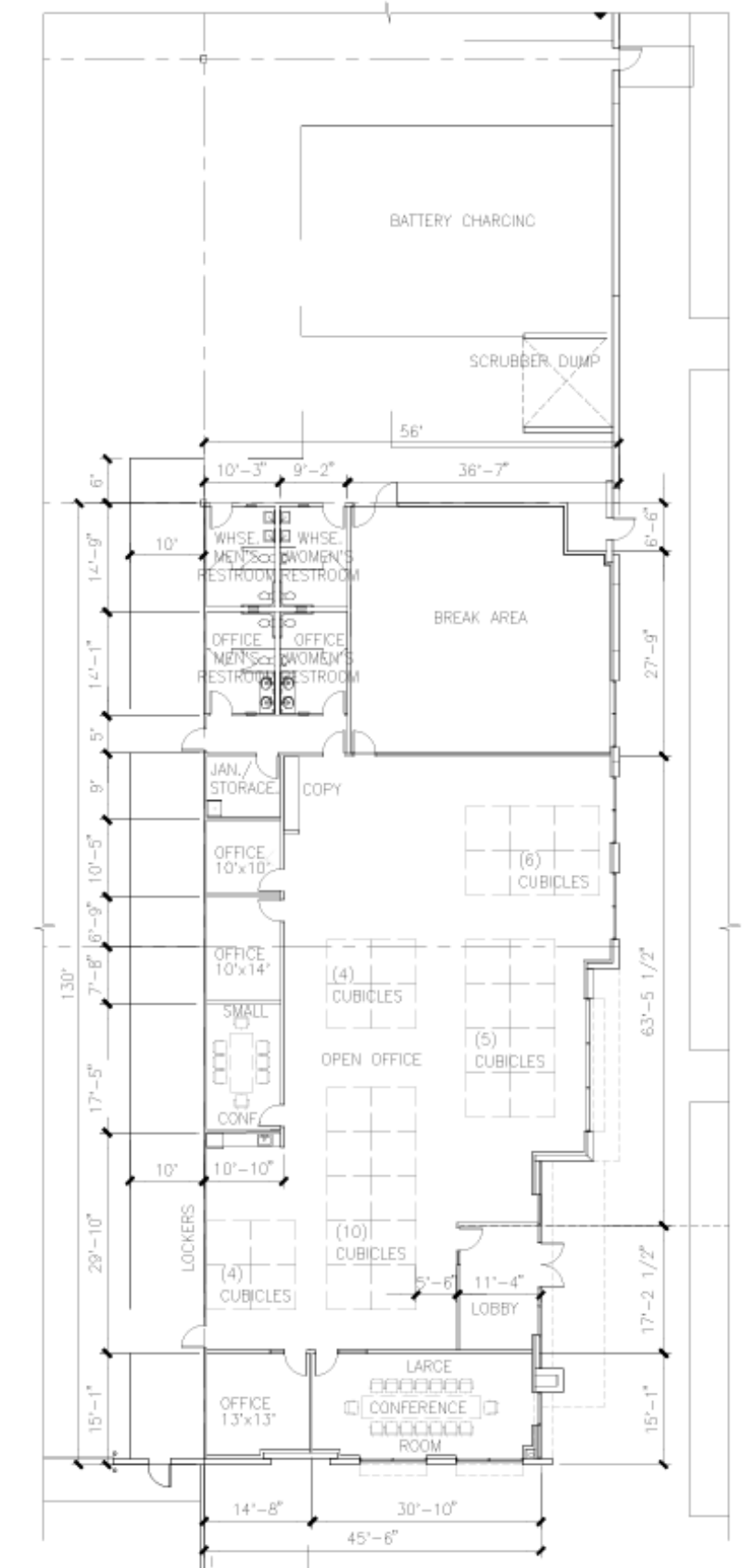
- Leased
- Available
- Concrete Apron
- EV Parking
- Land
- Water
- Dock Doors
- Drive-in Doors

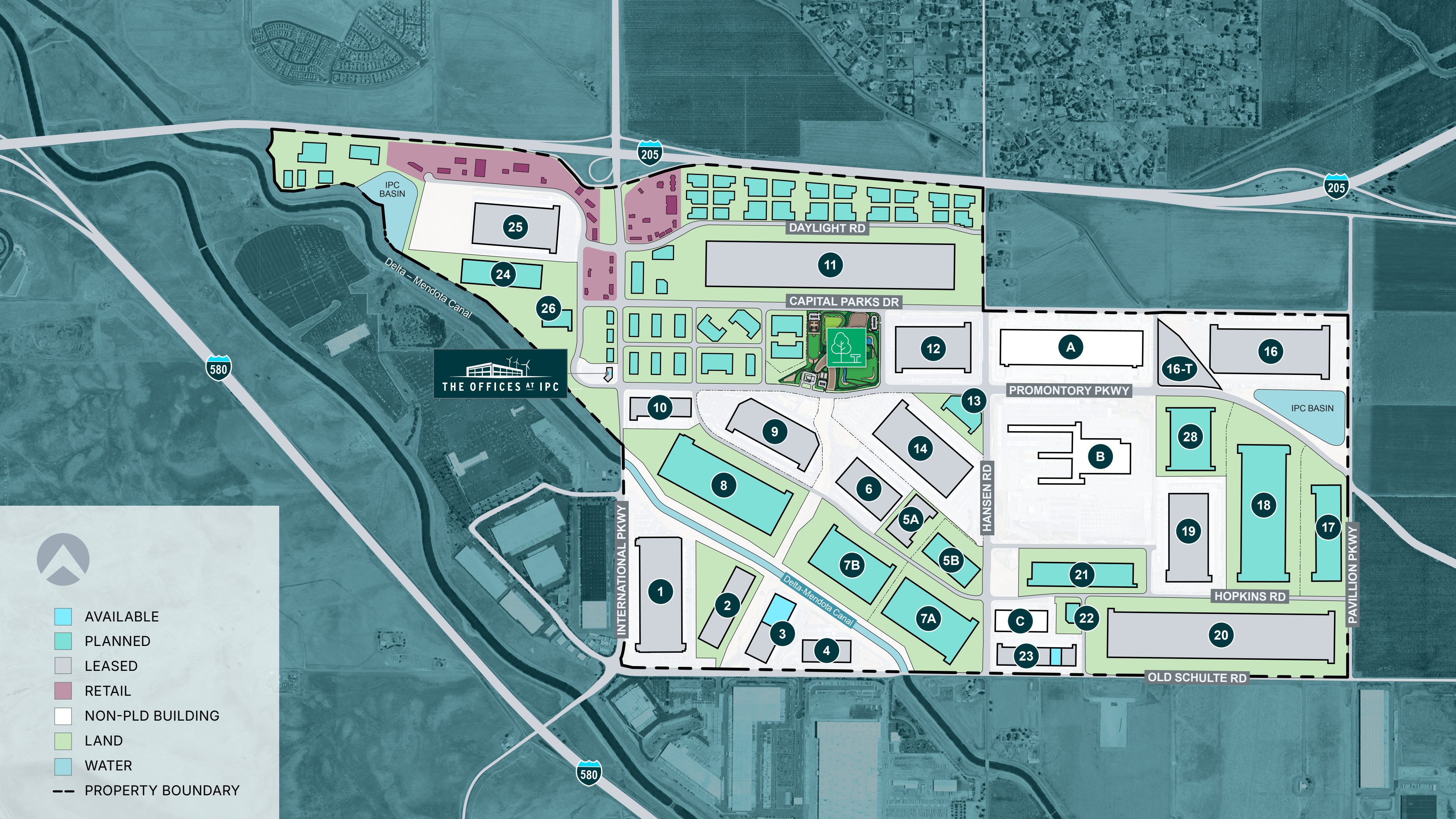
Available Space	±152,303 SF
Unit Dimensions	340D x 448W
Office SF	±7,395 SF
Clear Height	36'
Column Spacing	60' x 56'
Speed Bay	70'
Dock Doors	24
Grade Level Doors	1
Trailer Parking Spaces	37
Electrical Service	2,000 amps, 277/480V
Sprinkler	ESFR
Lighting	LED Motion Sensor
Skylights	Yes
LEED	Certified LEED Silver

OFFICE A: 718 S.F.



OFFICE B: 6,677 S.F.





Master Site Plan Availability

Building	SF / AC	Details / Tenant
1	1,001,449 SF	■ Amazon
2	375,369 SF	■ Musco Olives, McCollister's
3	323,988 SF	■ Synnex
4	210,938 SF	■ CMP, Bunzl
5A	175,906 SF	■ Sprouts
5B	±290,000 SF	■
6	403,560 SF	■ Costco
7A	±775,000 SF	■
7B	±658,000 SF	■
8	±1,168,000 SF	■
9	641,364 SF	■ Best Buy
10	233,779 SF	■ Lancaster, JIT, Galleher
11	1,700,150 SF	■ PepsiCo, Inc.
The Offices at IPC	34,579 SF	■ Prologis, Global Trade, VEC, Retina, Westley Truck, O.C. Jones & Sons, Inc., CTS
12	664,333 SF	■ Zinus
13	±150,000 SF	■
14	851,200 SF	■ Amazon
16	1,120,082 SF	■ Williams Sonoma
16-T	±10.35 AC	■
17	±530,000 SF	■
18	±1,300,000 SF	■
19	724,775 SF	■ Home Depot
20	1,300,256 SF	■ Georgia-Pacific
21		■
22	±55,000 SF	■
23	288,904 SF	■ Innersense, Bossard, UPS, Finis
24	±390,000 SF	■
25	708,080 SF	■ Lindt
26	±105,000 SF	■
28	±524,000 SF	■
A	-	□ Medline
B	-	□ FedEx
C	-	□ ThermoFisher Scientific

✓

Excellent interstate access

✓

Sustainable landscaping

✓

Expedited permitting process

✓

LEED® Certified

✓

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

✓

Access to large and versatile labor pool

✓

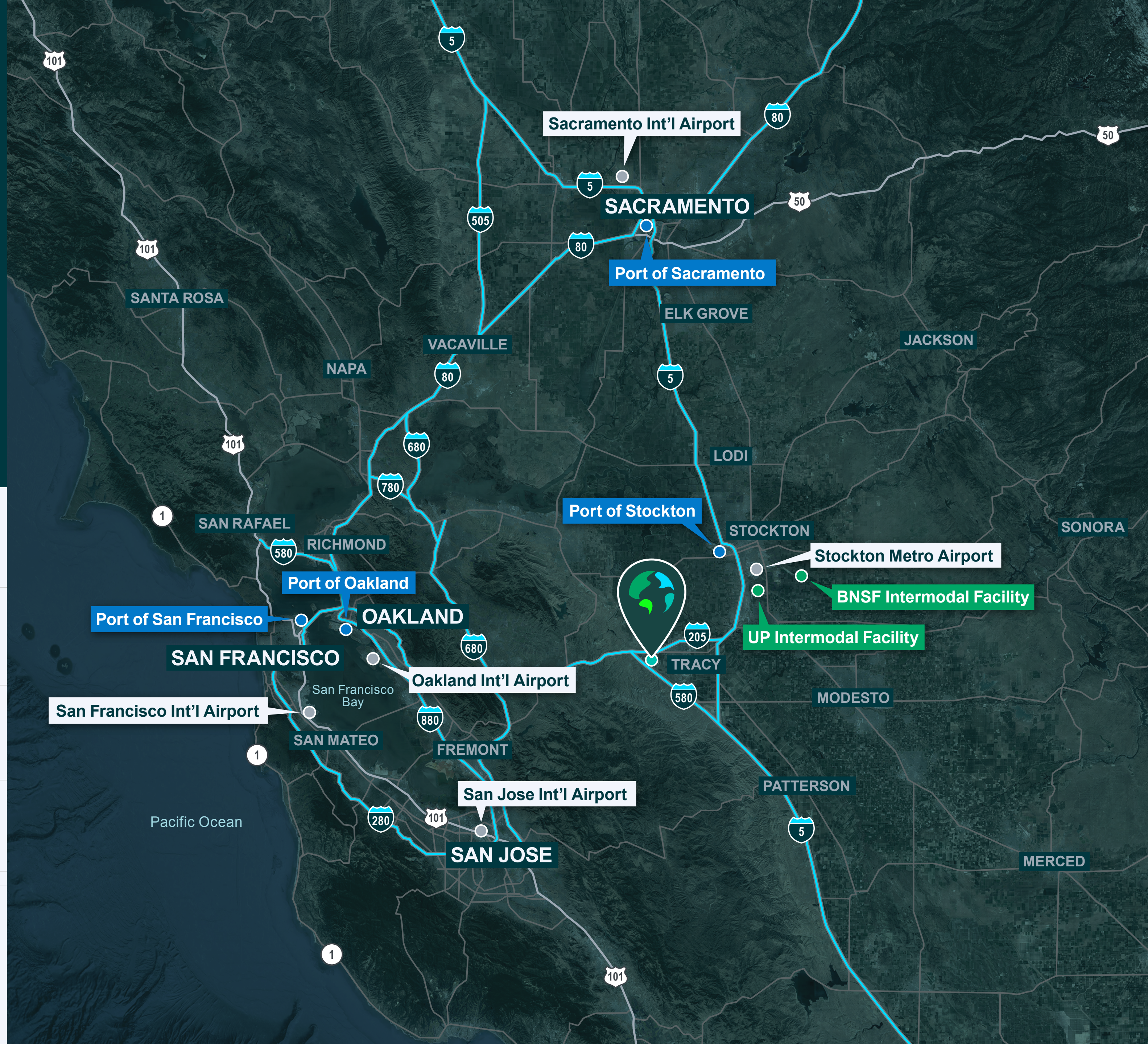
95+ acres of future parks, walking trails and open space

✓

Fully entitled, rapid construction timeline

Access Everywhere

Move the materials and goods you need with access to prominent transportation.



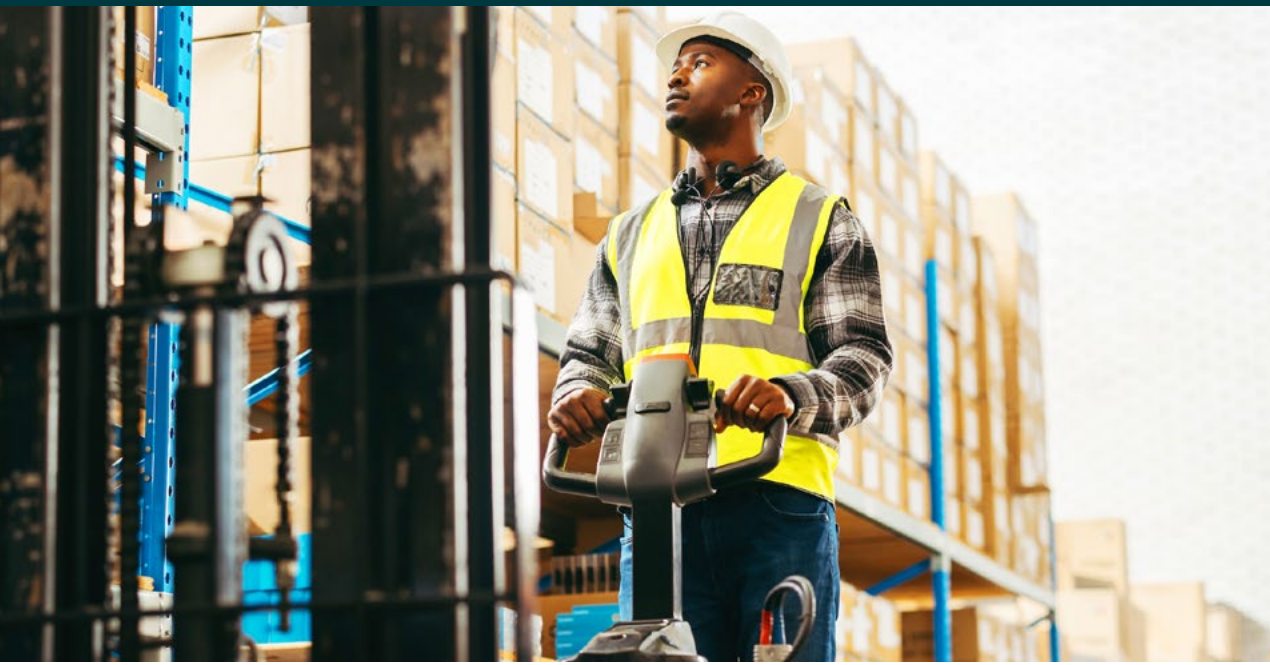
Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one strategic partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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