



Prologis International Park of Commerce BUILDING 16

689 Pavillion Parkway | Tracy, CA

1,120,082 Square Feet Under Construction | August 2021 Completion
FIRST OF ITS KIND SPECULATIVE 50' CLEAR STATE-OF-THE-ART FACILITY

www.PrologisIPC.com | DRE# 01944561



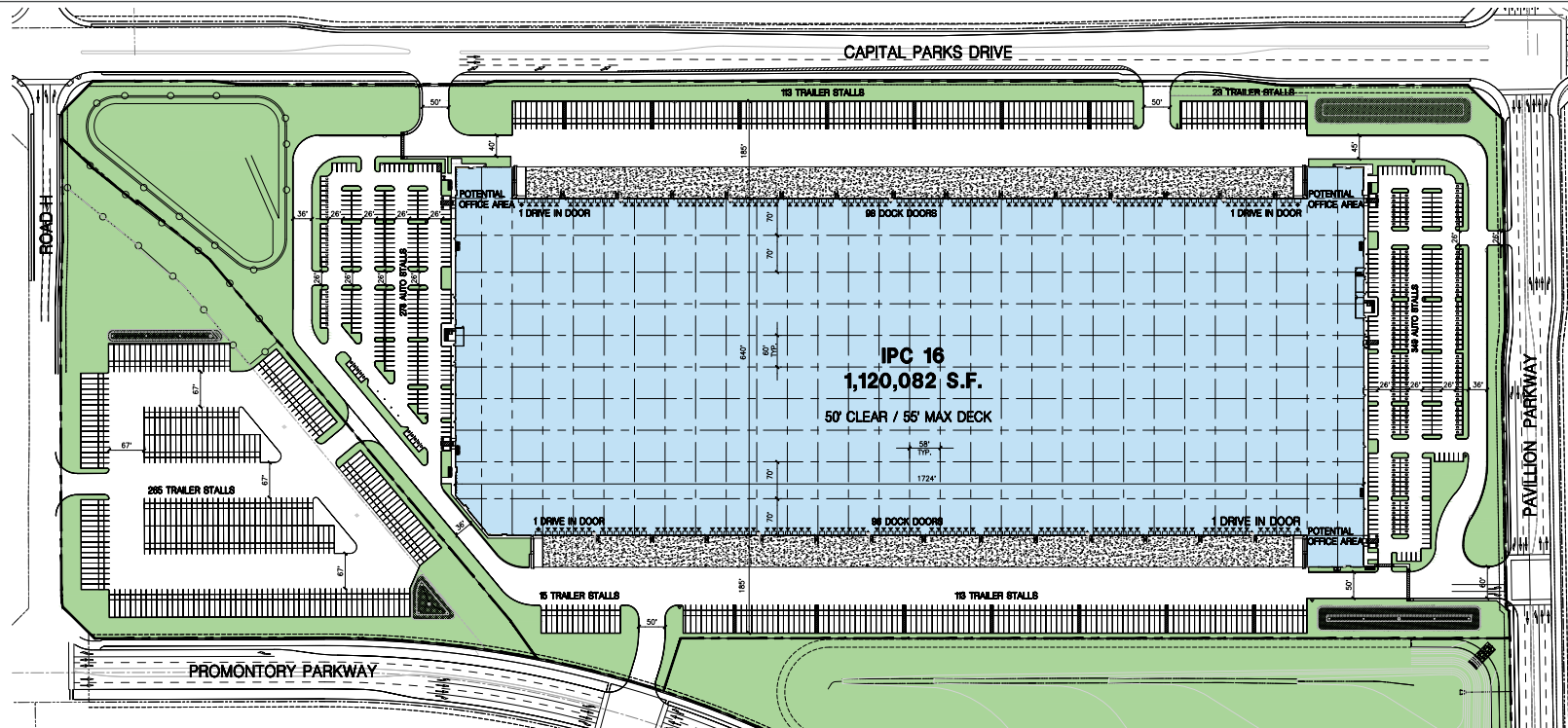
[VISIT WEBSITE](#)



Prologis International Park of Commerce

Building 16

Tracy, CA



Building

- 1,120,082 SF state-of-the-art facility
- 50' clear height / 55' max deck
- Office space to suit
- Lighting to suit
- ESFR fire suppression system
- Green Building Standards LEED Silver
- 58' x 60' typical column spacing
- 10" flat reinforced concrete floors
- 640' D x 1,724' W bldg dimensions
- Up to 8,000 amps; 277/480V; 3-phase (Expandable)

Loading Area

- Cross-load building
- One hundred ninety four (194) 9' x 10' dock high positions
- Four (4) 12' x 14' grade level doors
- 185' Truck court with 60' concrete truck aprons
- Extended truck staging lanes
- 70' Speed bays

Parking

- 529 trailer parking positions
- 624 auto parking spaces
- All parking expandable

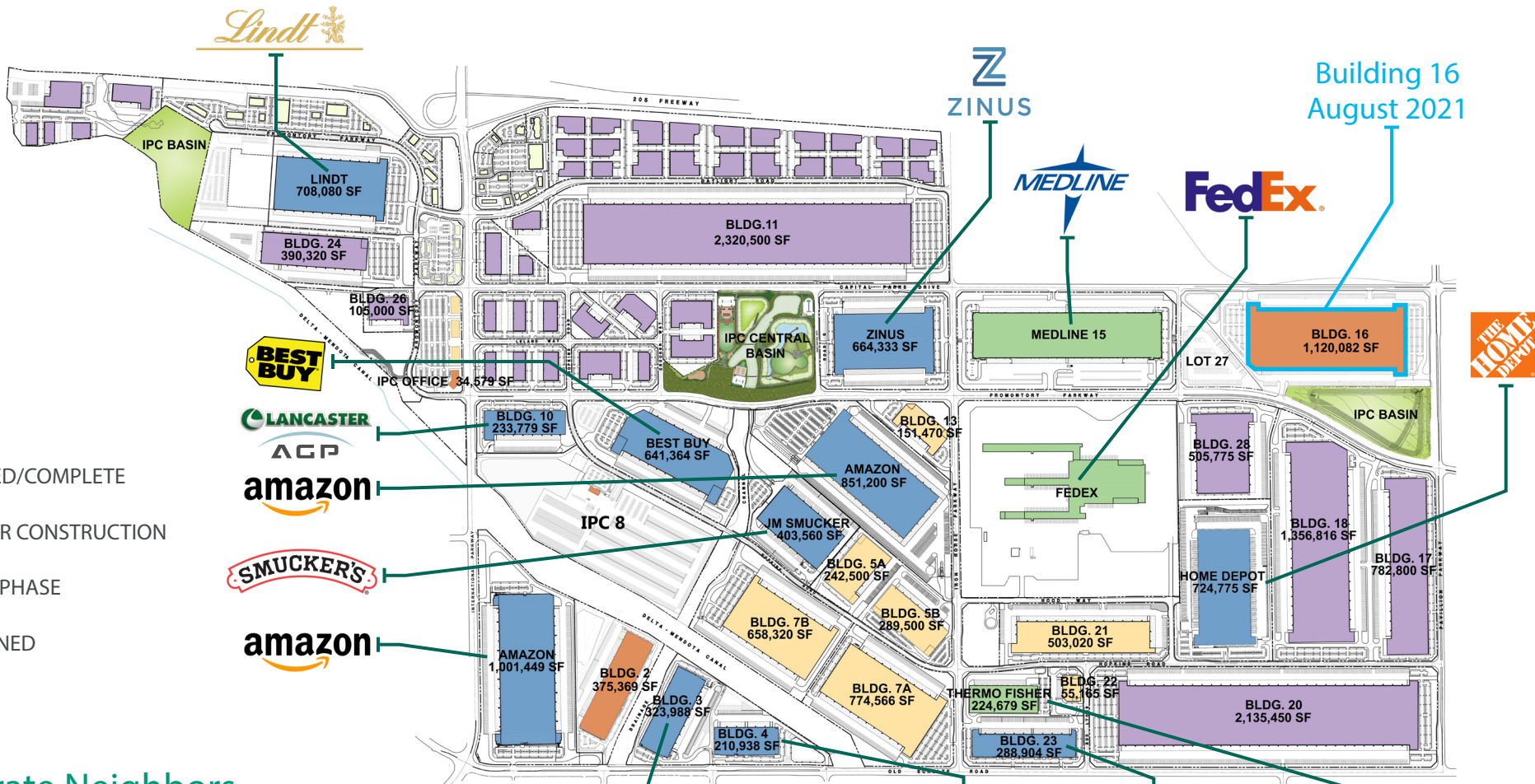
Location

- 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





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



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



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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.