

# Prologis International Park of Commerce

5070 PROMONTORY PARKWAY, BLDG 18 | TRACY, CA 95377



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

1,300,000 SF



# Property Features

## Bldg 18 Specifications

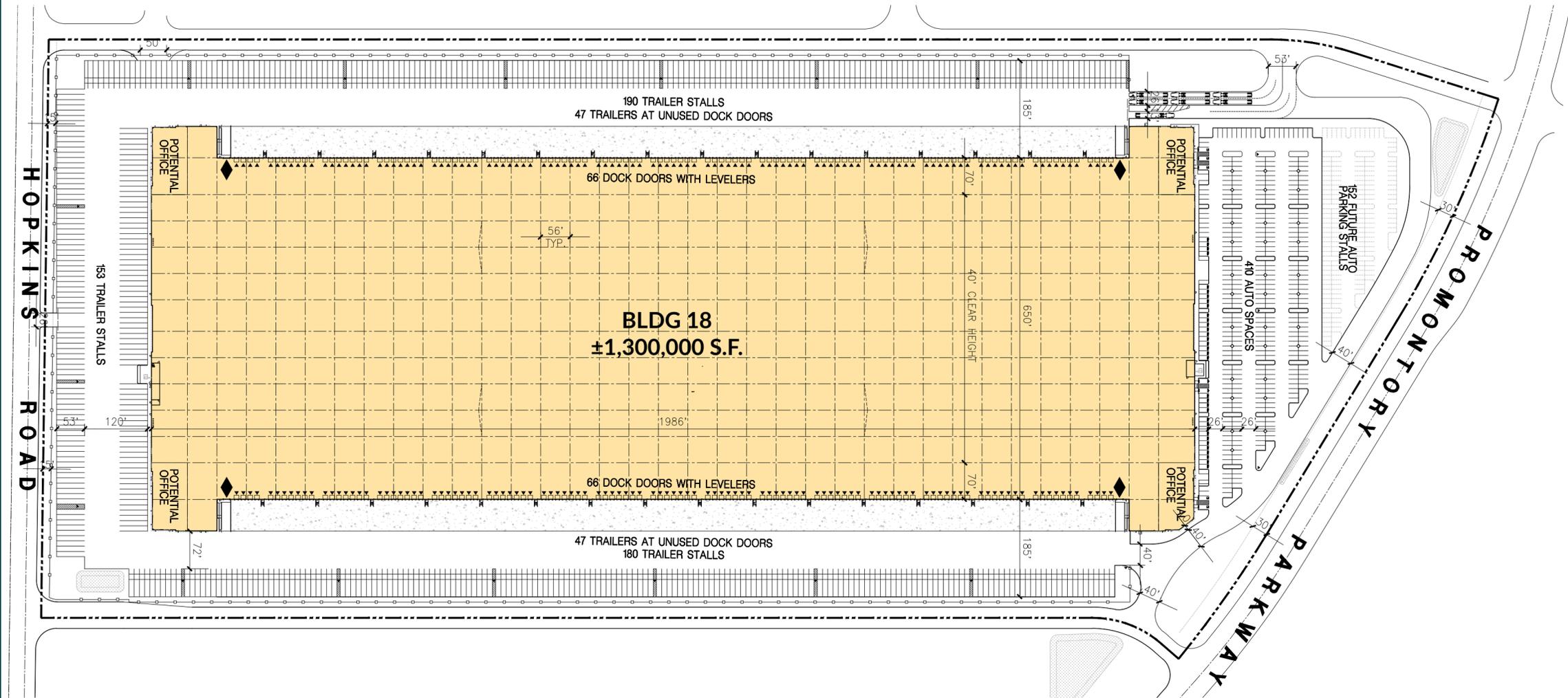
Available Space	1,300,000 SF
Unit Dimensions	650D x 1,986W
Office SF	To suit
Dock Doors	226
Grade Level Doors	4
Clear Height	40'
Column Spacing	56' typ.
Speed Bay	70'
Trailer Parking	617 stalls
Auto Parking	410 stalls
Power	4,000 amps, 277/480V
Fire Suppression	ESFR
Lighting	LED Motion Sensor
Skylights	Yes
Truck Court	185'

Designed and built to LEED standards

Fiber connectivity

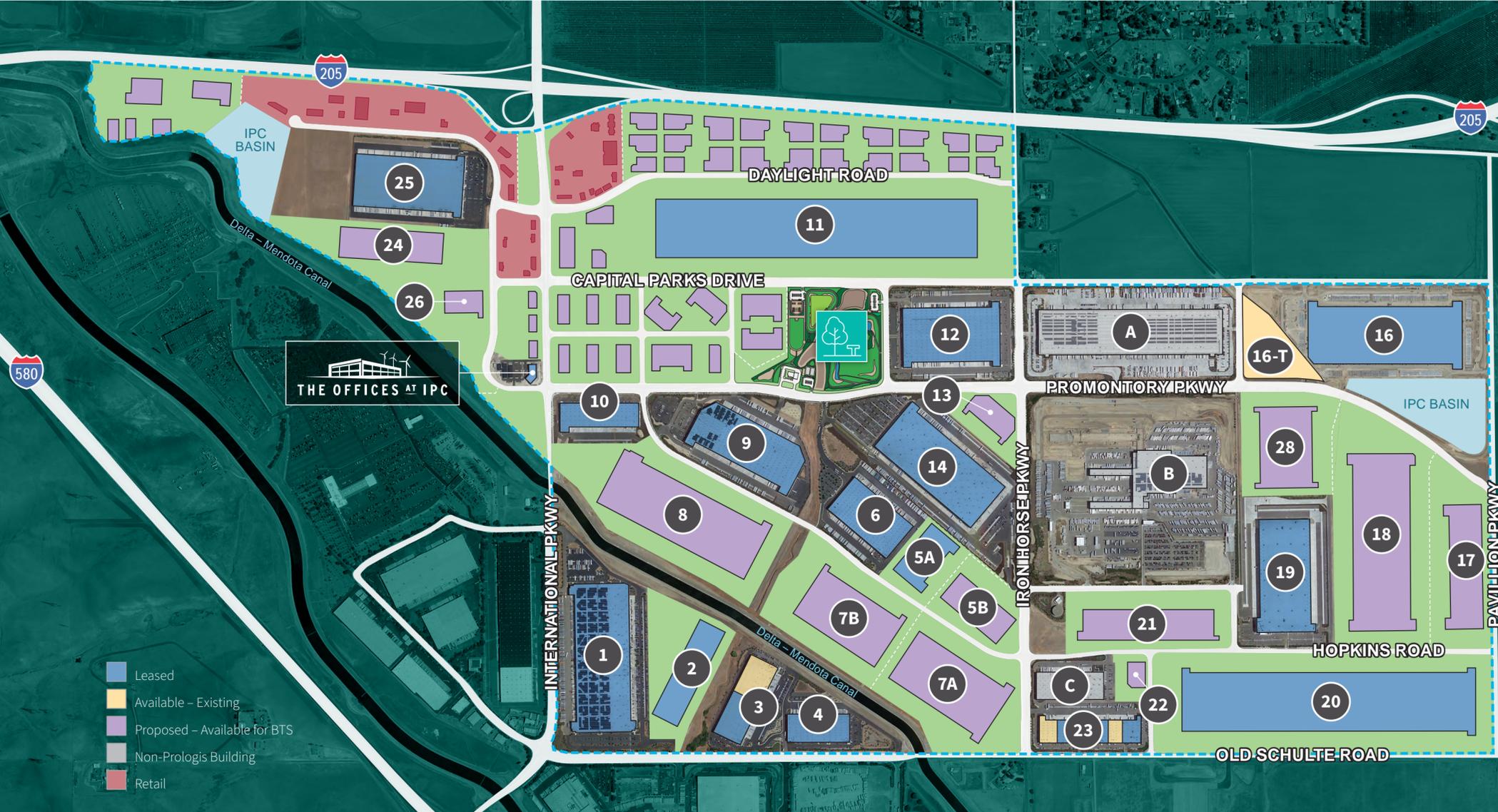
Cross-load building

Extended truck staging lanes



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

# Park Site Plan



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.
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 Acres	
17	±530,000 SF	
18	±1,300,000 SF	
19	724,775 SF	Home Depot
20	1,300,256 SF	Georgia-Pacific
21	±503,000 SF	
22	±55,000 SF	
23	288,904 SF	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



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



Excellent interstate access



Access to large and versatile labor pool



Sustainable landscaping



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



Fully entitled, rapid construction timeline

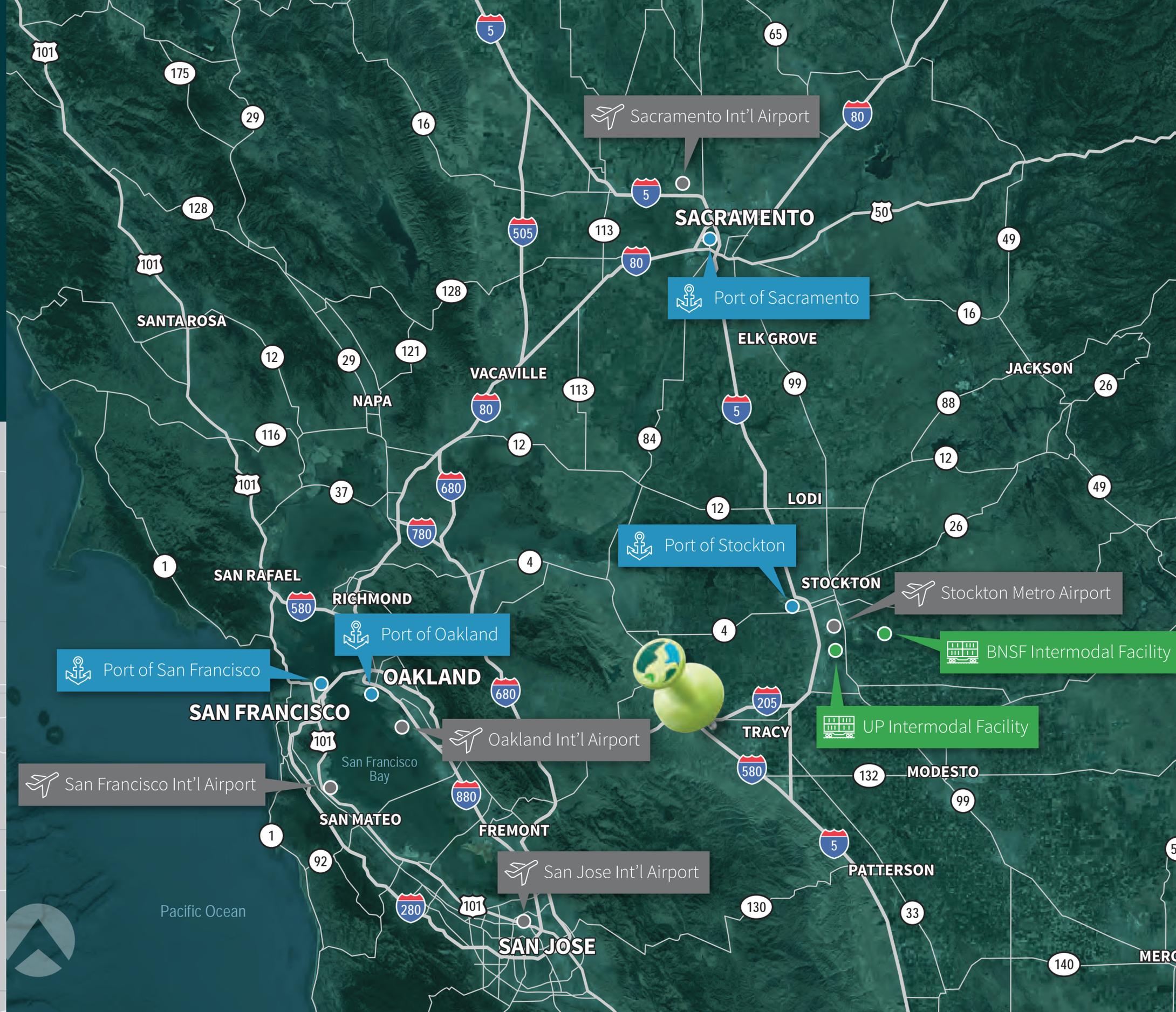


LEED Certified



Expedited permitting process

# Talent + Consumer Access



# Prologis Essentials

## Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse with one strategic, single-source partner.



## Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse design & optimization
- Move in / move out
- Materials handling equipment & storage
- Integrated project management

## 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.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

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5070 Promontory Parkway  
Tracy, CA 95377

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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