

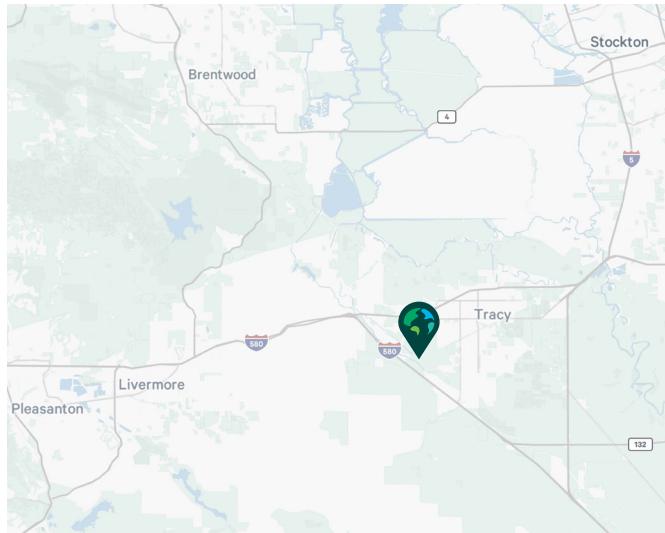


INDUSTRIAL SPACE FOR LEASE

±158,980 SF

Prologis Patterson Pass 6

**25201-25315 S. Schulte Road
Tracy, CA 95377 USA**



- Direct access to I-580, I-205, & I-5
- Closest location in San Joaquin County to the San Francisco Bay Area & Port of Oakland
- FTZ Designation: Located in San Joaquin County's Foreign Trade Zone, offering import/export businesses reduced costs and increased operational efficiency.



Property Features - Full Building

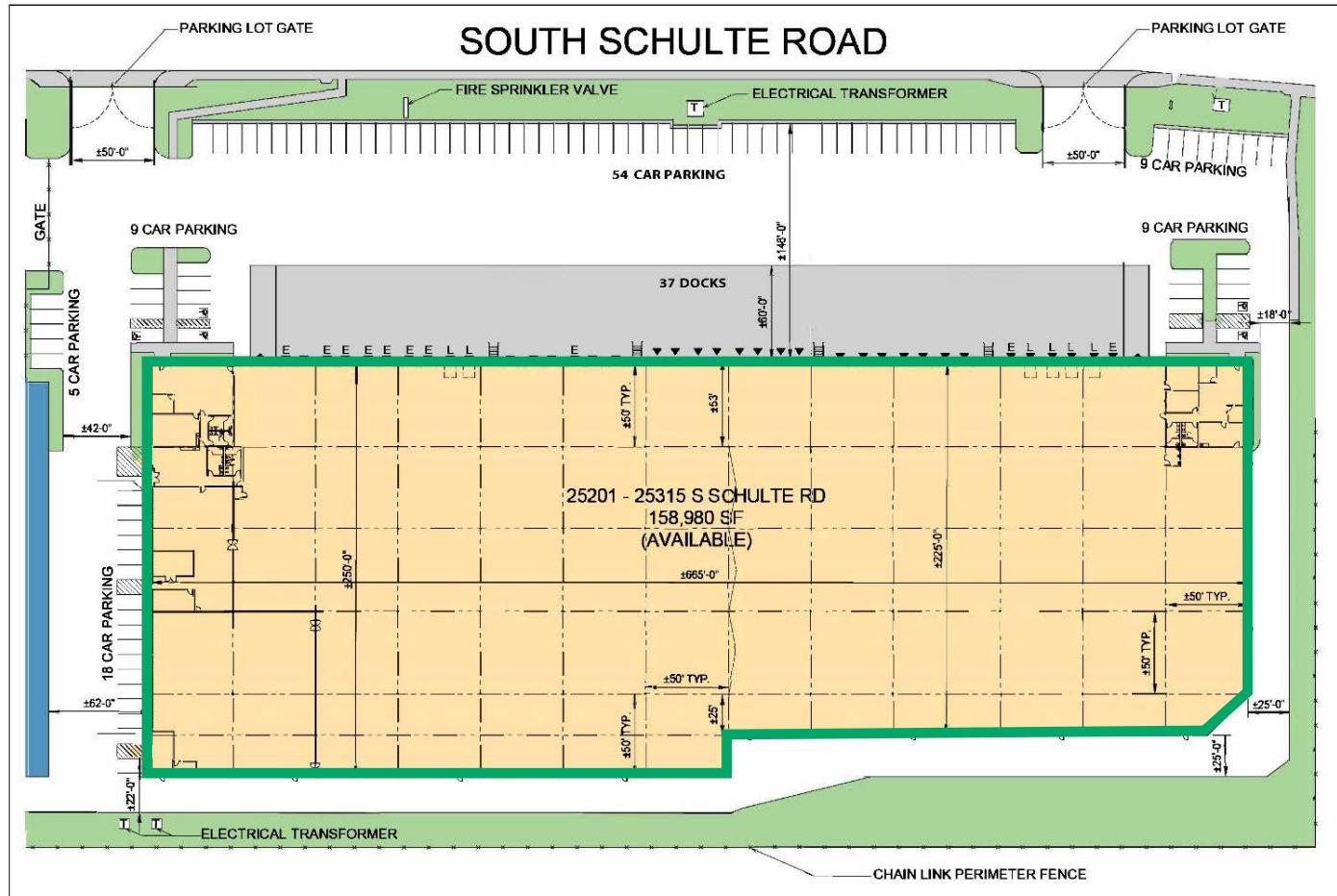
Office - Unit 23515	±2,650 SF	Speed Bay	50'
Office - Unit 25201	±17,240 SF	Car Parking Spaces	104
Clear Height	31'	Truck Court	148'
Column Spacing	50' x 50'	Electrical Service	1,600 amps
Dock Doors	37	Sprinkler	ESFR
Grade Level Doors	2	Lighting	LED



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



Full Building Plan





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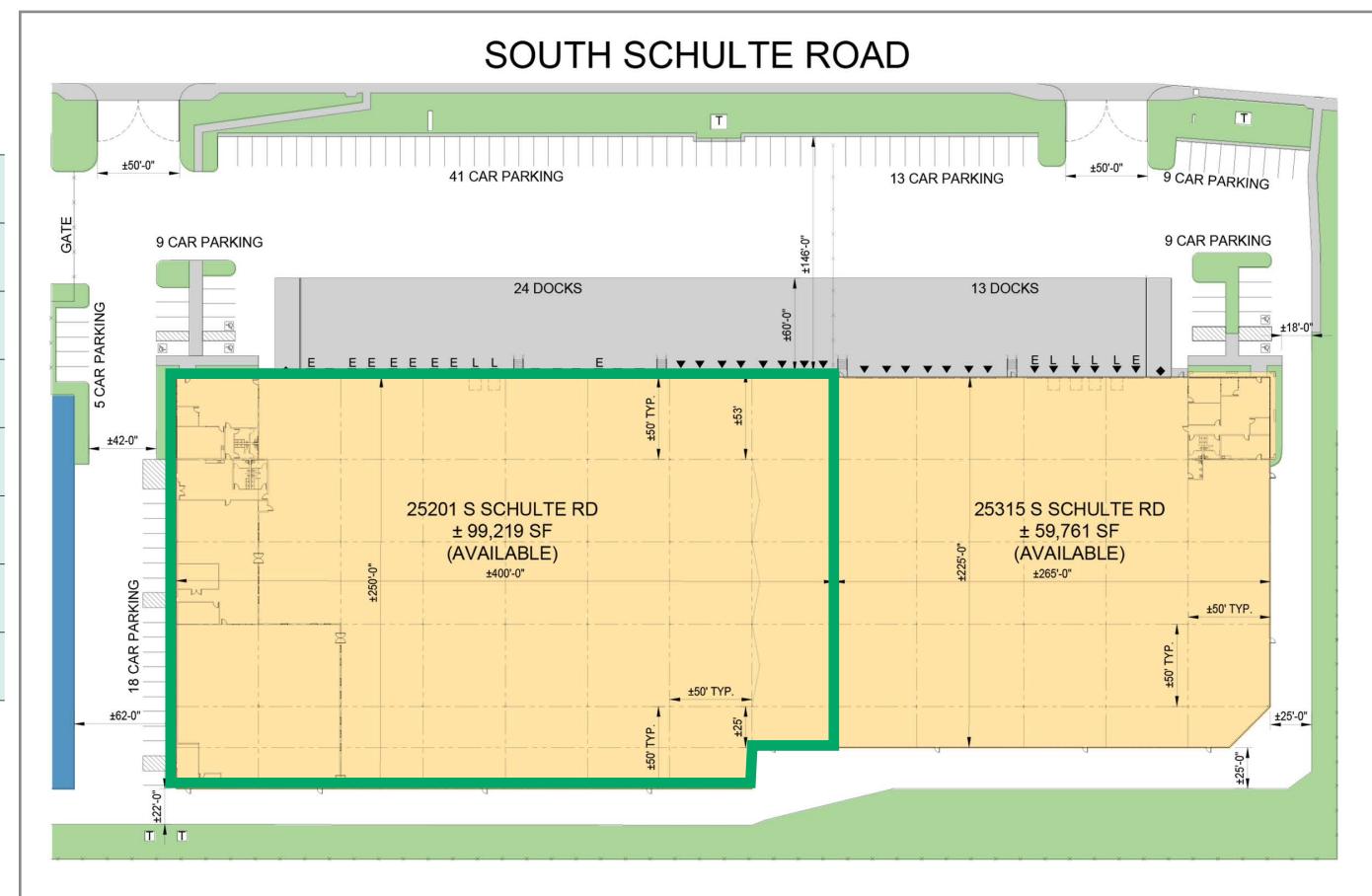


INDUSTRIAL SPACE FOR LEASE

±99,219 SF

Office - Unit 25201	±17,240 SF
Clear Height	31'
Column Spacing	50' x 50'
Dock Doors	24
Grade Level Doors	1
Electrical Service	600 amps
Sprinkler	ESFR
Lighting	LED

Unit 25201





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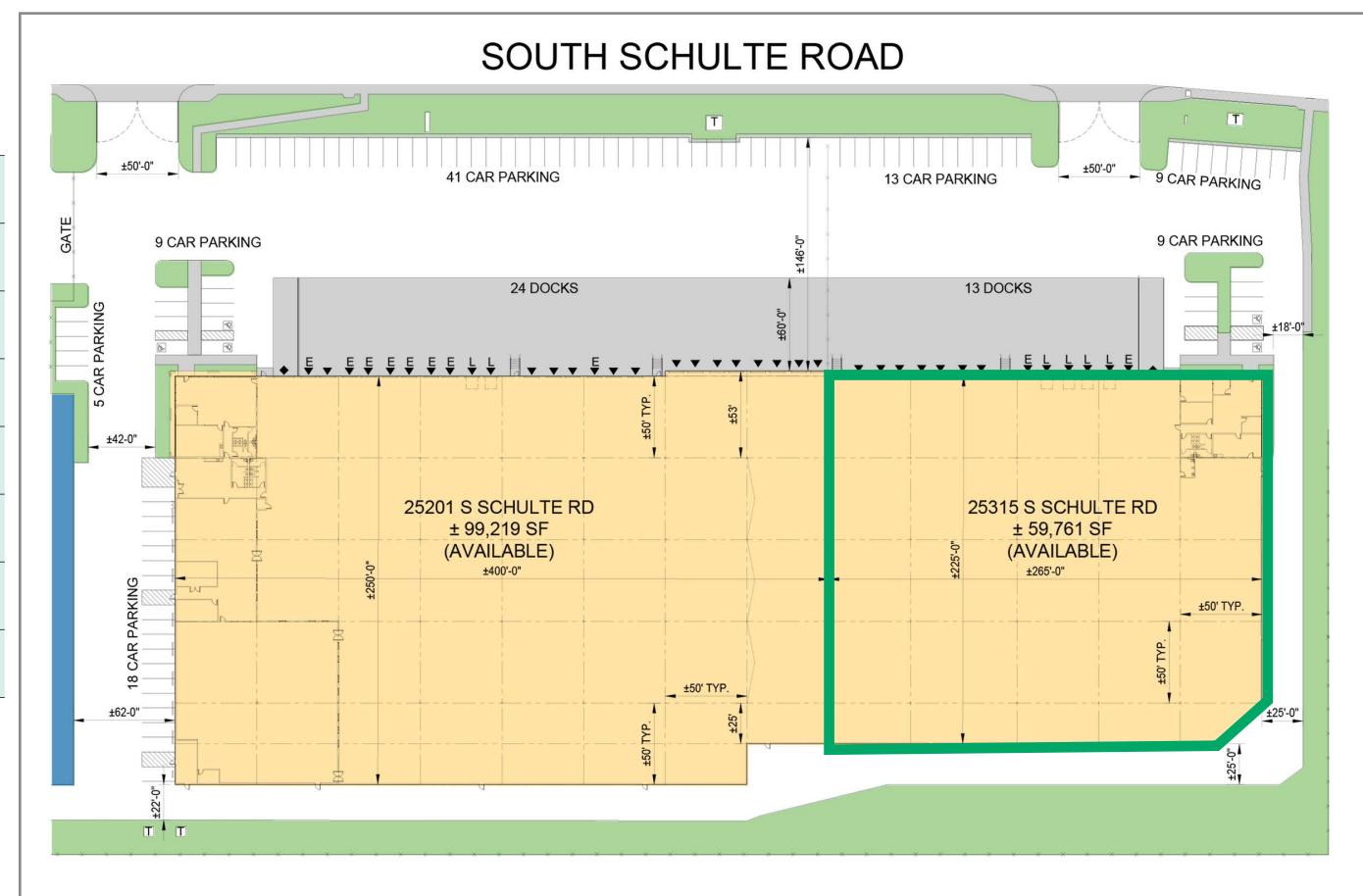


INDUSTRIAL SPACE FOR LEASE

±59,761 SF

Office - Unit 25315	±2,650 SF
Clear Height	31'
Column Spacing	50' x 50'
Dock Doors	13
Grade Level Doors	1
Electrical Service	1000 amps
Sprinkler	ESFR
Lighting	LED

Unit 25315



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