

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

Prologis International Park of Commerce



53,958 SF Available

Building 23 - Unit 101 | 5849 W. Schulte Road,
Tracy, CA 95377

38,947 SF Available

Building 23 - Unit 105 | 5849 W. Schulte Road,
Tracy, CA 95377





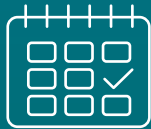
Optimal location
boasting lower annual
opex and drayage costs
than surrounding cities



Excellent
interstate access



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



Fully entitled,
rapid construction
timeline



Access to large
and versatile
labor pool



Sustainable
landscaping



LEED Certified



Expedited
permitting process

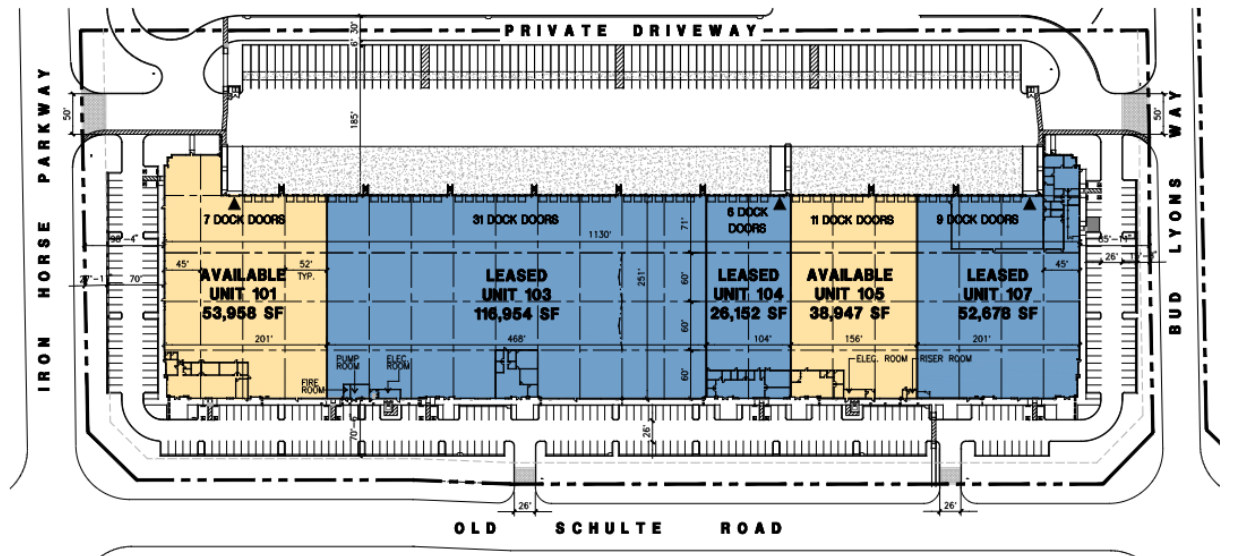
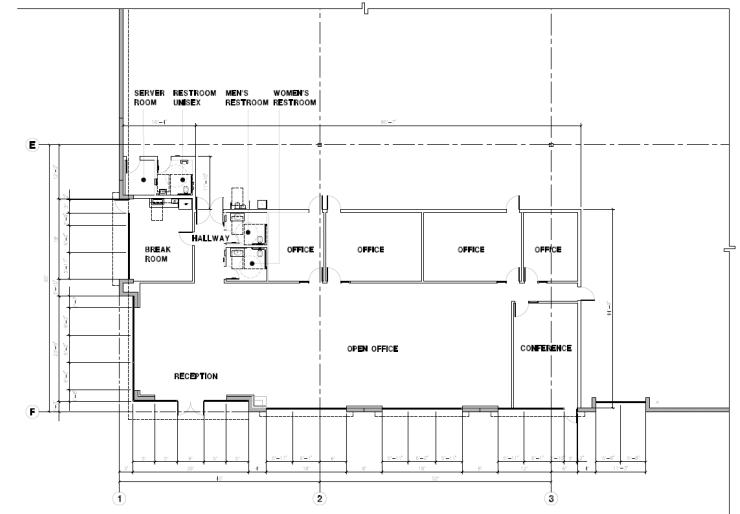
For more IPC information, go to ipc.prologis.com

or single source service or efficiency in
and operations prologisessentials.co

Unit 101 Specifications

- 53,958 SF state-of-the-art facility
- 4,580 SF office
- 49,378 SF warehouse
- 32' clear height
- 60' x 52' column spaces
- ESFR fire suppression system
- Certified LEED® Silver
- 7 dock high doors
- 185' truck court
- 71' speed bays
- 400 amps
- LED lighting

4,580 SF Office



Legend

- LEASED
- AVAILABLE
- DRIVE THRU DOOR



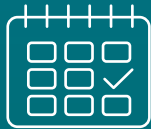
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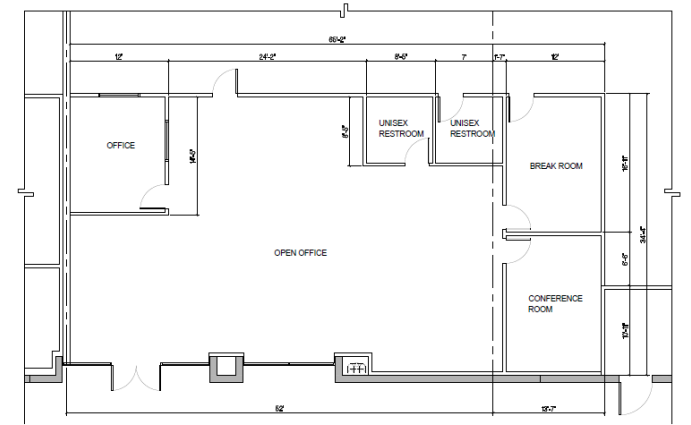
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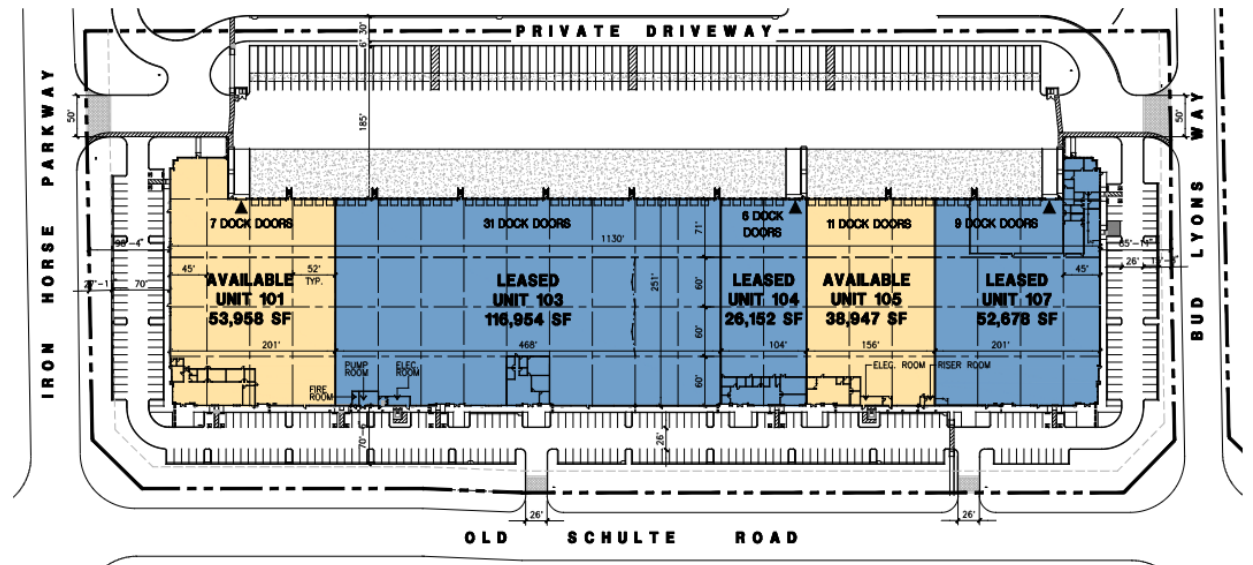
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Unit 105 Specifications

- 38,947 SF state-of-the-art facility
- 2,303 SF office
- 36,644 SF warehouse
- 32' clear height
- 60' x 52' column spaces
- ESFR fire suppression system
- Certified LEED® Silver
- 11 dock high doors
- 185' truck court
- 71' speed bays
- 400 amps
- LED lighting



OFFICE AREA
TOTAL : 2,303 S.F.



Legend

- LEASED
- AVAILABLE

▼ DRIVE THRU DOOR



IPC CENTRAL GREEN Project Highlights

- ±30-acre park for employees of IPC and the community that includes:
 - Multipurpose turf
 - Hardcourt areas
 - Walking/running trails
 - Open-air exercise stations
 - Designated areas for food trucks
- ~20 miles of paths throughout the park



PROMONTORY STATION RETAIL
Coming soon!

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

BUILDING	SF / AC	DETAILS / TENANT
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

BUILDING	SF / AC	DETAILS / TENANT
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

- Leased
- Available – Existing
- Proposed – Available for BTS
- Non-Prologis Building
- Retail

