### 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



LEEDCertified



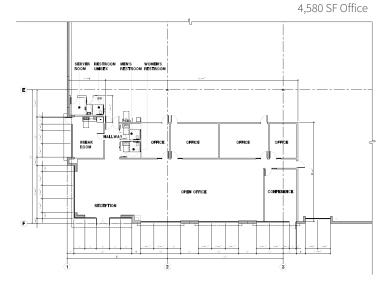
Expedited permitting process

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

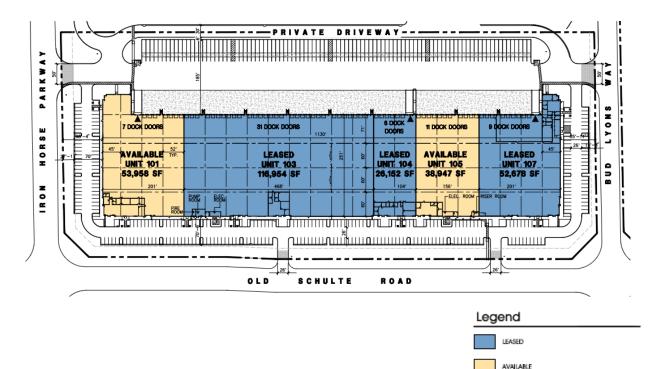
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## Unit 101 Specifications

- 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



DRIVE THRU DOOR





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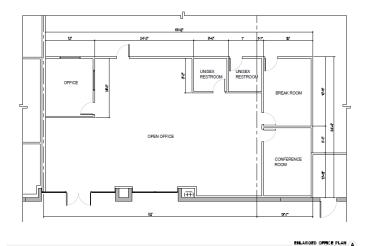
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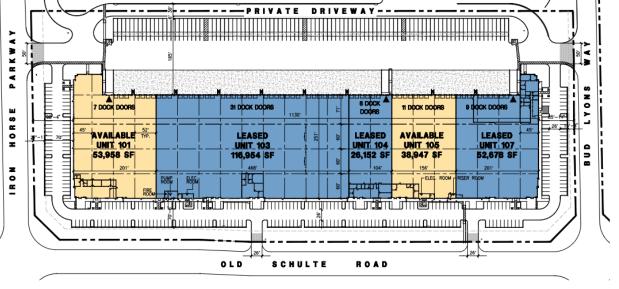
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### Unit 105 Specifications

- 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



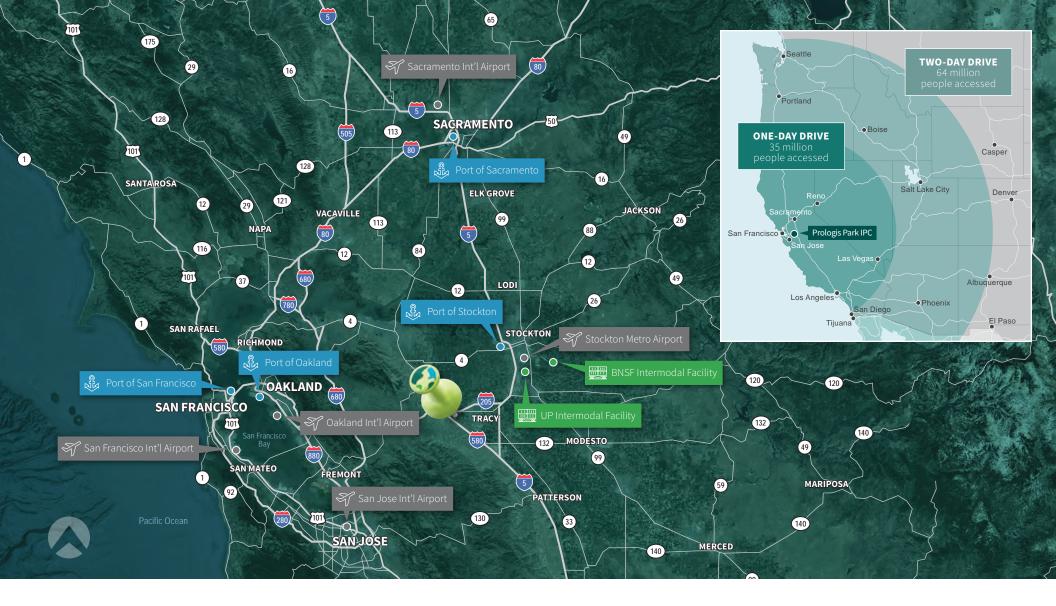




| BUILDING | SF / AC       | DETAILS / TENANT            | BUILDING    | G |
|----------|---------------|-----------------------------|-------------|---|
|          | 1,001,449 SF  | Amazon                      | 11          |   |
| 2        | 375,369 SF    | Musco Olives, McCollister's | The Offices | S |
| 3        | 323,988 SF    | Synnex                      | at IPC      |   |
| 4        | 210,938 SF    | CMP, Bunzl                  | 40          |   |
| 5A       | 175,906 SF    | Sprouts                     | 12          |   |
| 5B       | ±290,000 SF   |                             | 13          |   |
| 6        | 403,560 SF    | Costco                      | 14          |   |
| 7A       | ±775,000 SF   |                             | 16          |   |
| 7B       | ±658,000 SF   |                             | 16-T        |   |
| 8        | ±1,168,000 SF | •                           | 17          |   |
| 9        | 641,364 SF    | ■ Best Buy                  | 18          |   |
| 10       | 233,779 SF    | Lancaster, JIT, Galleher    | 19          |   |

| BUILDING              | SF / AC       | DETAILS / TENANT  |
|-----------------------|---------------|---|
| 11                    | 1,700,150 SF  | Pepsico, Inc.   |
| The Offices<br>at IPC | 34,579 SF     | Prologis, Global Trade, VEC,<br>Retina, Westley Truck,<br>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  | •                         |  |
| А        |              | Medline                   |  |
| В        |              | ■ FedEx                   |  |
| С        |              | ■ ThermoFisher Scientific |  |





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#### Prologis - Tracy

615 International Parkway Tracy, CA 95377 Main: +1 209 839 0209 Prologis is the world's largest owner, operator, and developer of logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents. We lease modern logistics facilities to a diverse base of approximately 6,600 customers principally across two major categories: business-to-business and retail/online fulfillment.

Data as of September 30, 2022, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects. PLD\_PIPC6B\_013123