

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

# Prologis International Park of Commerce



152,303 SF Available

Building 3 - Unit 110 | 6551 W. Schulte Road,  
Tracy, CA 95377





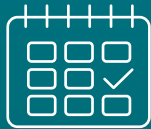
Optimal location  
boasting lower annual  
opex and drayage costs  
than surrounding cities



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



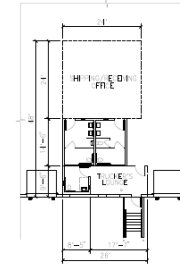
Expedited  
permitting process

For more IPC information, go to [ipc.prologis.com](http://ipc.prologis.com)

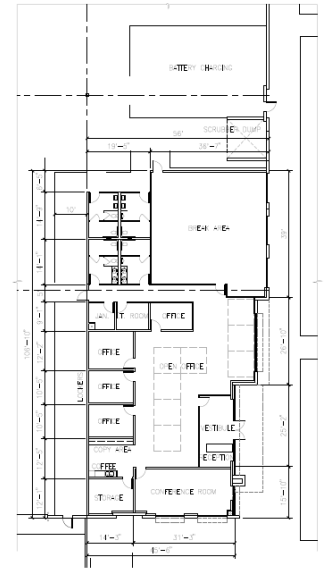
Your single-source service for efficient move-in  
and operations: [prologisessentials.com](http://prologisessentials.com)

## Specifications

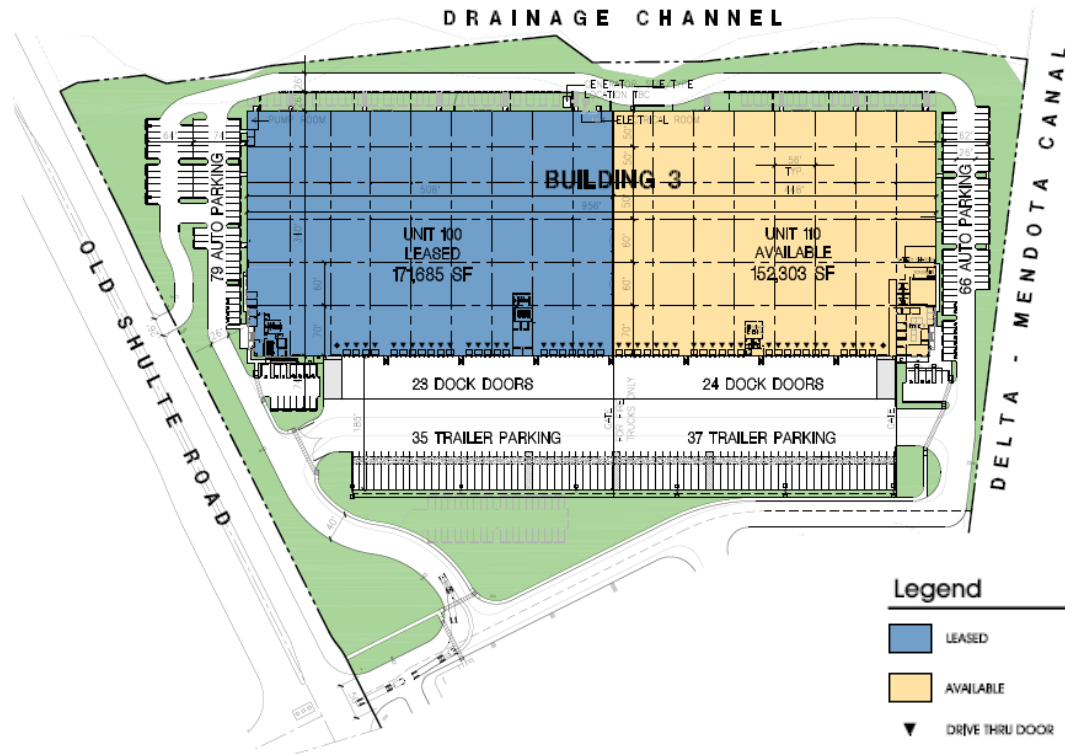
- 152,303 SF state-of-the-art facility
- 6,394 SF office
- 147,603 SF warehouse
- 36' clear height
- 60' x 56' column spaces
- ESFR fire suppression system
- Certified LEED® Silver
- 24 dock high doors
- 185' truck court
- 70' speed bays
- 750 amps
- LED lighting



OFFICE A : 1,096 S.F.



OFFICE B : 5,298 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



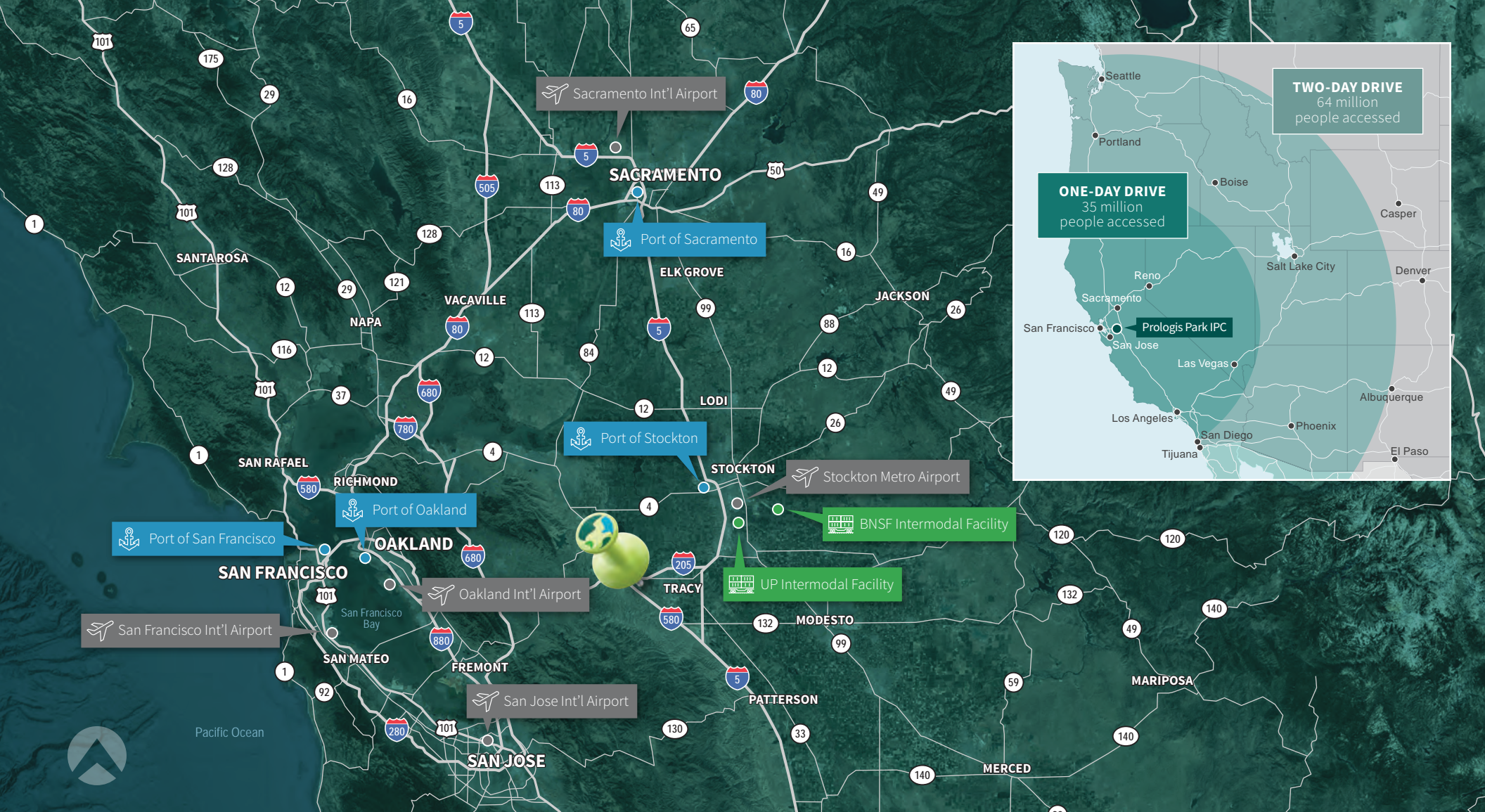
PROMONTORY STATION RETAIL  
Coming soon!

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



**Michael Goldstein, SIOR**  
CalDRE Lic. #01319234  
+1 209 475 5106 office  
michael.goldstein@colliers.com

**Greig Lagomarsino, SIOR**  
CalDRE Lic. #01063817  
+1 510 433 5809 office  
greig.lago@colliers.com

**Gregory O'Leary, SIOR**  
CalDRE Lic. #00924479  
+1 209 475 5108 office  
g.oleary@colliers.com

**Ryan McShane, SIOR**  
CalDRE Lic. #01295796  
+1 209 475 5105 office  
ryan.mcshane@colliers.com



**Reid Lewis**  
CalDRE Lic. #01462282  
+1 510 661 4003 office  
rlewis@prologis.com

**Claire Wilson**  
CalDRE Lic. #01982067  
+1 209 833 5395 office  
cwillson2@prologis.com

**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.  
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