

PROLOGIS NEXUS

First of its Kind –
Designed for
LEED Platinum



Scan here for property website
prologisnexus.com

1345 DOOLITTLE DRIVE | SAN LEANDRO, CA



For the Refined Pallet

Industry-leading features to empower your business.

±266,000 total square feet

40' clear height

ESFR sprinklers

5,200 amps, 480 volts

40 dock doors & 2 grade-level doors

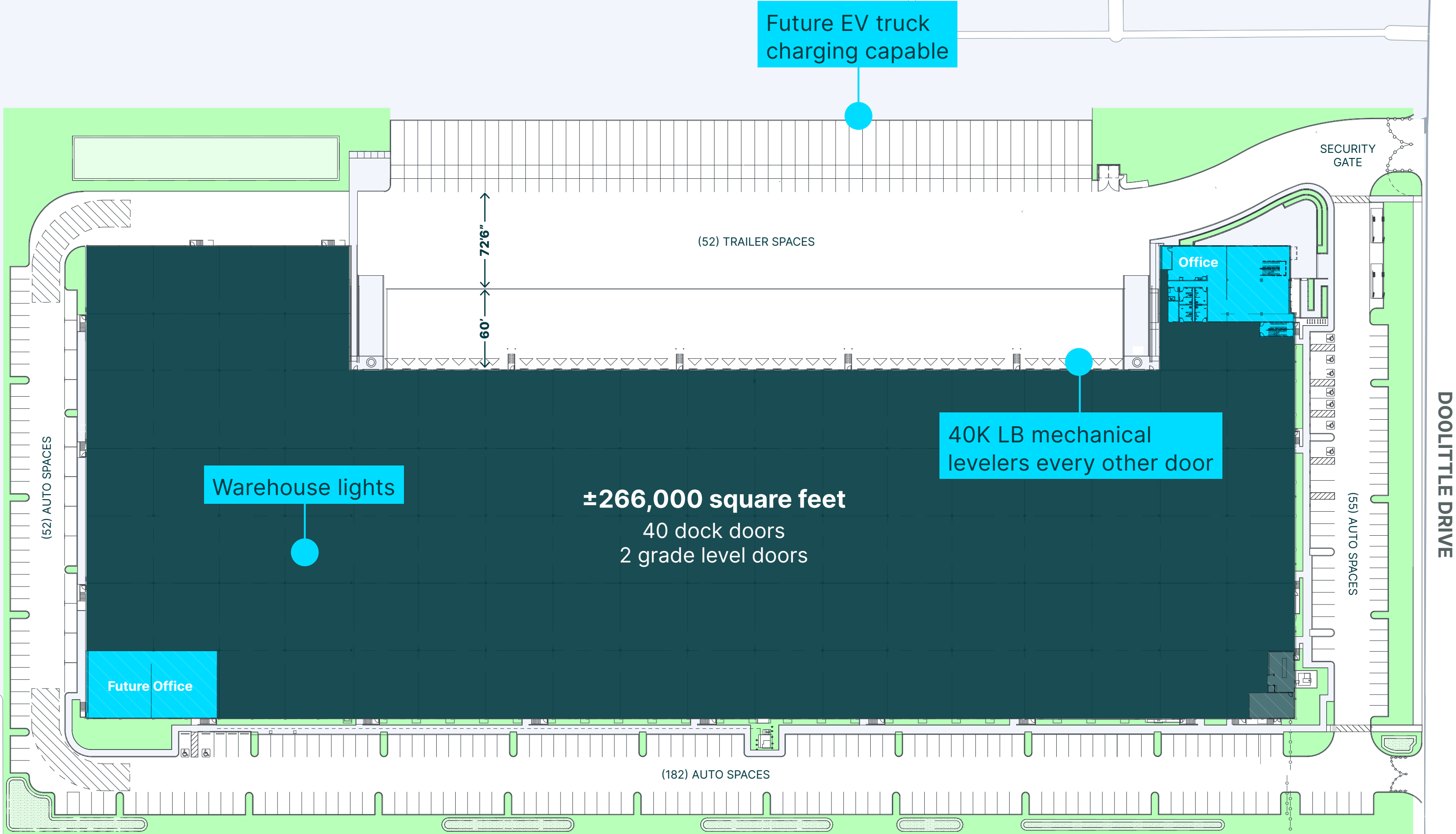
(20) pit levelers

185' truck court

50' X 50' column spacing (typical)

289 auto parking & 52 trailer parking stalls

±9,500 SF Class A office space



Find Your Fit

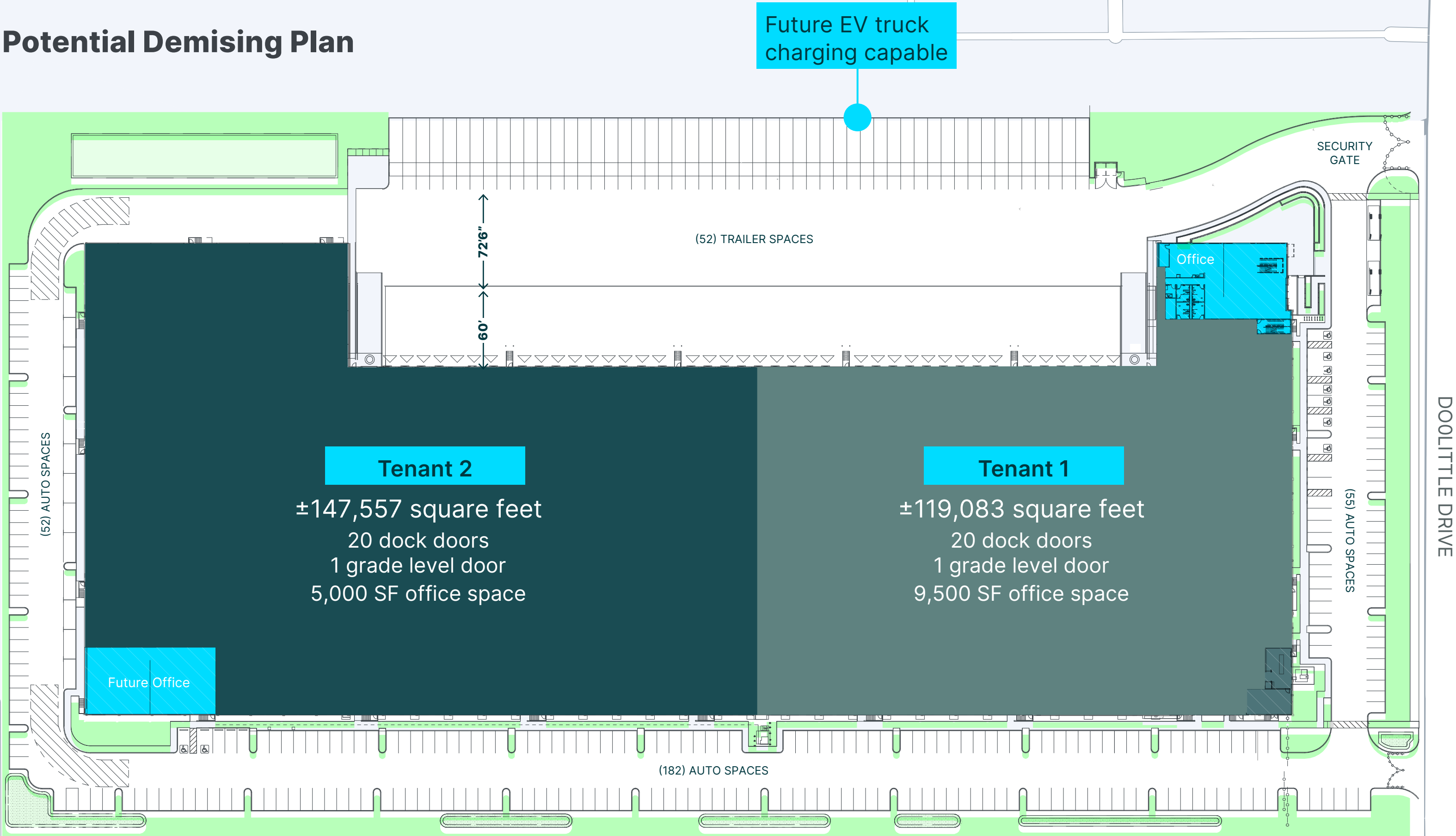
Take Only What You Need.

Your operation can enjoy a full suite of benefits in a fraction of the space.

Inquire about demising plans to learn about how Prologis Nexus can be tailored to your business needs.

TENANT	SQUARE FOOTAGE
1	119,083 SF
2	147,557 SF

Potential Demising Plan



Categorically Different

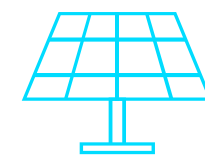
Prologis Nexus is a future-forward industrial space with Class A office style. Outfitted with ample power, clear heights, and access to ports and roads, you're ready to move products or make waves in your industry.

At the corner of comfort and commercial grade, Prologis Nexus is designed to empower your workforce at every turn.



People-Empowering Design

Crafted to the highest standards of both workplace and industrial design.



Sustainability Built In

Low-carbon features come standard to help you decarbonize your business.



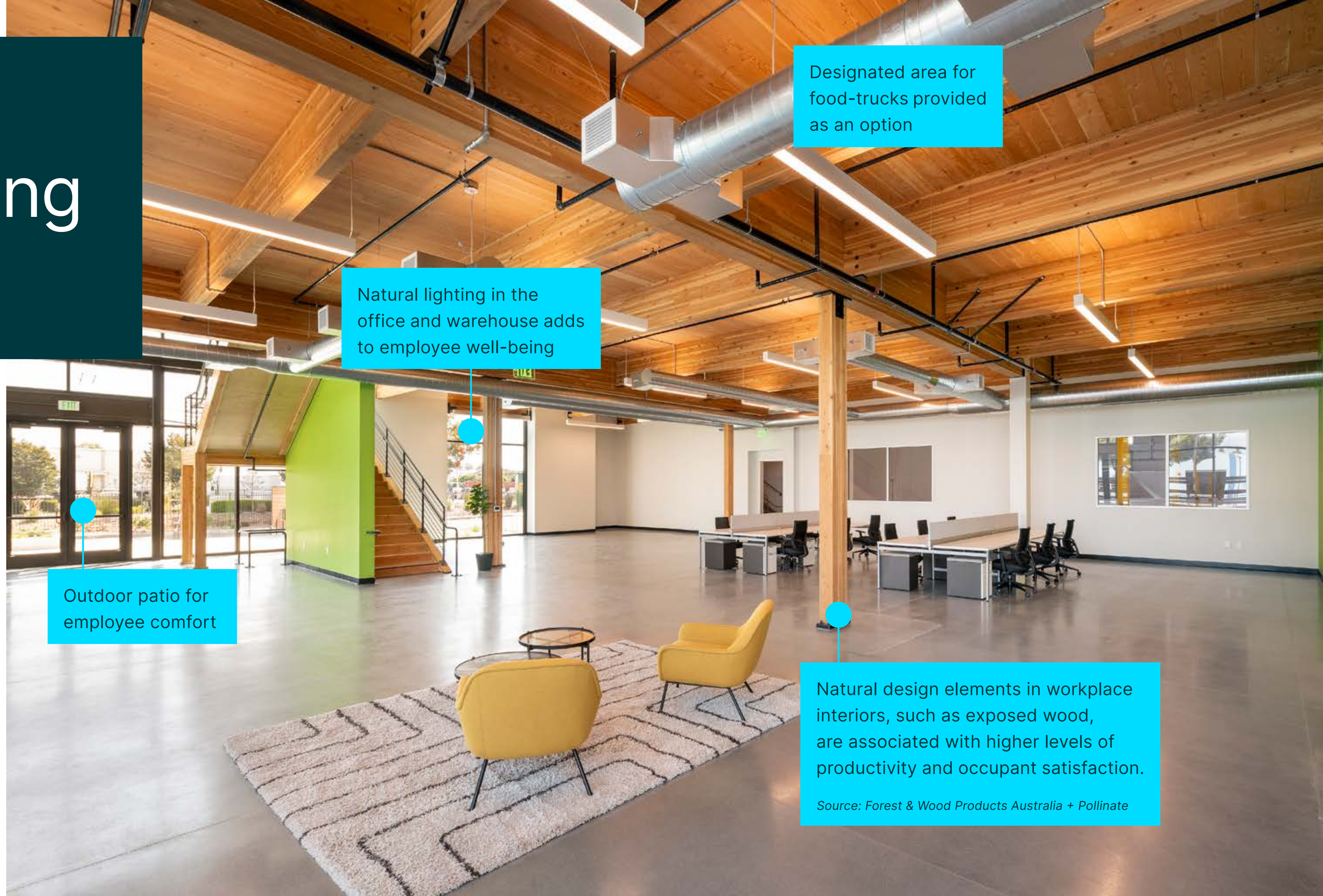
Port and Porch Within an Hour

Direct access to the Port of Oakland, Oakland International Airport and the I-880 corridor.

People- Empowering Design

Engineered to Empower.

Create a place of pride in the most people-centric industrial property in the East Bay, and equip your personnel to accomplish anything with more amenities, more power, and more resources.



Designated area for food-trucks provided as an option

Natural lighting in the office and warehouse adds to employee well-being

Outdoor patio for employee comfort

Natural design elements in workplace interiors, such as exposed wood, are associated with higher levels of productivity and occupant satisfaction.

Source: Forest & Wood Products Australia + Pollinate

Sustainability Built In

45%
reduction in
embodied carbon
emissions*

Designed for LEED Platinum

14 EV car chargers included, with the potential to add 100+ additional chargers

EV truck charging capable

Solar-ready

LED lighting with dynamic controls

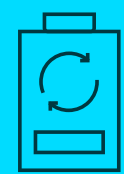
Low carbon concrete throughout

Plus-Ti asphalt to achieve a cooler pavement surface, due to its higher reflectivity

Optimized slab: less concrete, more strength

CLT mezzanine

Charge Ahead



5,200 amps
to power both



electric vehicle
infrastructure and



heavy
machinery

**achieved through material reuse, use of low-carbon concrete, optimized slab, CLT and insulated metal panels*

Port to Porch Within an Hour

It's All Coming Together.

Move product and materials efficiently with a site just eight miles from the Port of Oakland and a five-minute drive from Oakland International Airport. Direct access to the I-880 corridor brings all nine Bay Area counties within 60 minutes' delivery or commute time.



Reach the People Who Power You



With almost seven million people within 40 miles, you have effortless access to talent and consumers alike.

Access to Talent

5 MILES	101,934 2023 Total Workforce	14,499 Warehouse Employees
10 MILES	345,146 2023 Total Workforce	35,110 Warehouse Employees
30 MILES	1,993,999 2023 Total Workforce	114,754 Warehouse Employees
40 MILES	3,320,855 2023 Total Workforce	185,185 Warehouse Employees

Access to Consumers

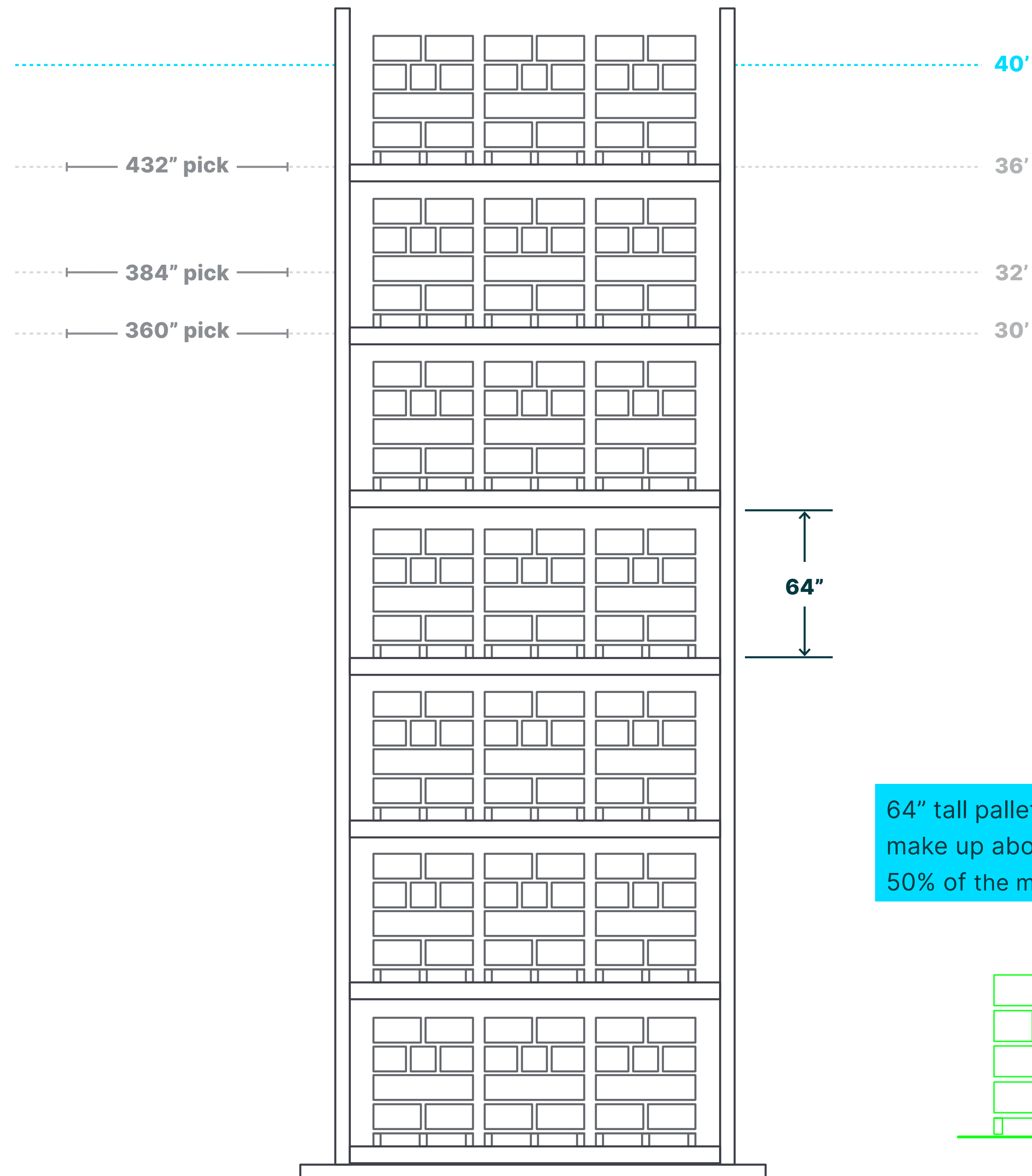
5 MILES	\$124,437 Median HH Income	340,442 Total Population
10 MILES	\$145,995 Median HH Income	925,190 Total Population
30 MILES	\$182,496 Median HH Income	3,893,493 Total Population
40 MILES	\$182,026 Median HH Income	6,979,723 Total Population

You're in the Clear

The first of its kind in the market.

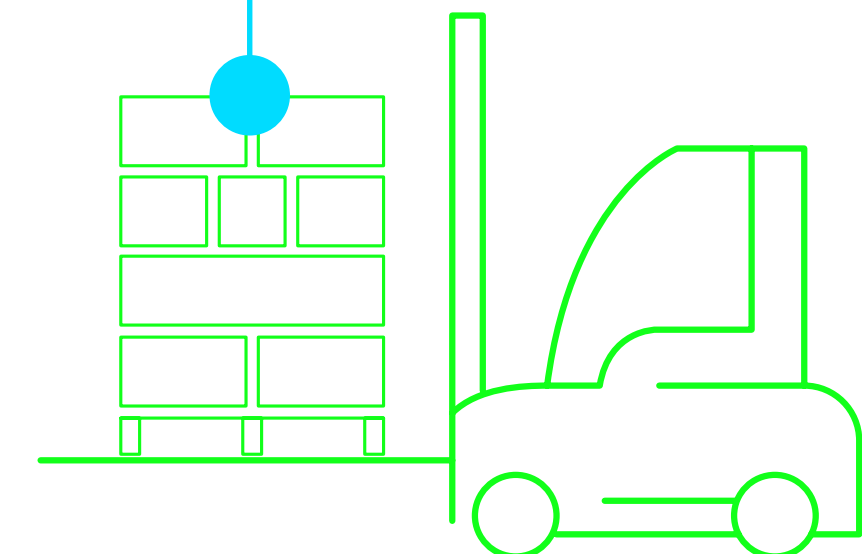
A 40' clear height increases cubic capacity by more than 10-25 percent*.

*1 more pallet position compared to a 32' clear building. [source](#)



CLEAR HEIGHT	SIZE NEEDED TO ACCOMMODATE
40'	245,000 SF
36'	287,000 SF
32'	343,000 SF
30'	430,000 SF


64" tall pallet loads make up about 50% of the market



Prologis Essentials

Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

 [LEARN MORE](#)



Operations



Energy + Sustainability



Mobility



Workforce

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

 [DISCOVER THE BENEFITS](#)

Partner with Prologis

Clear, Simple, Service.

You can count on us as your trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.



PROLOGIS NEXUS

Bring the World to the Best in the Bay

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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of December 31, 2023, 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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