

Prologis International Park of Commerce

5849 W. SCHULTE ROAD, BLDG 23 - UNIT 105 | TRACY, CA 95377



STATE-OF-THE-ART WAREHOUSE / ADVANCED MANUFACTURING SPACE FOR LEASE

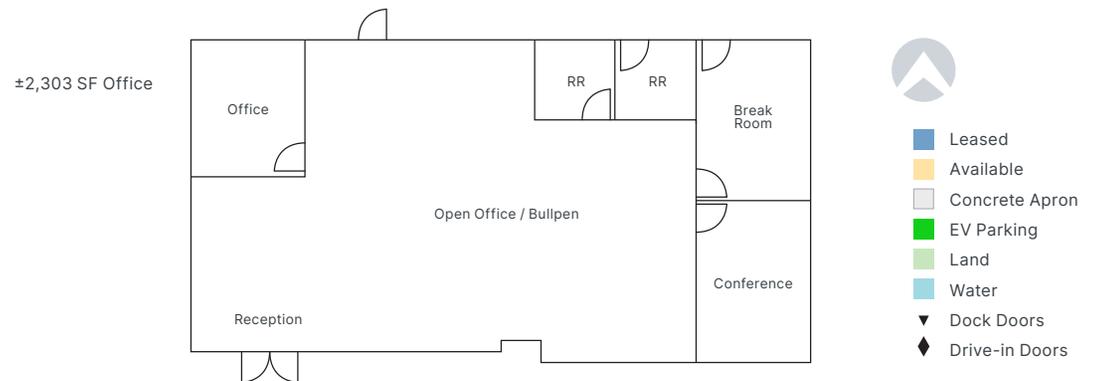
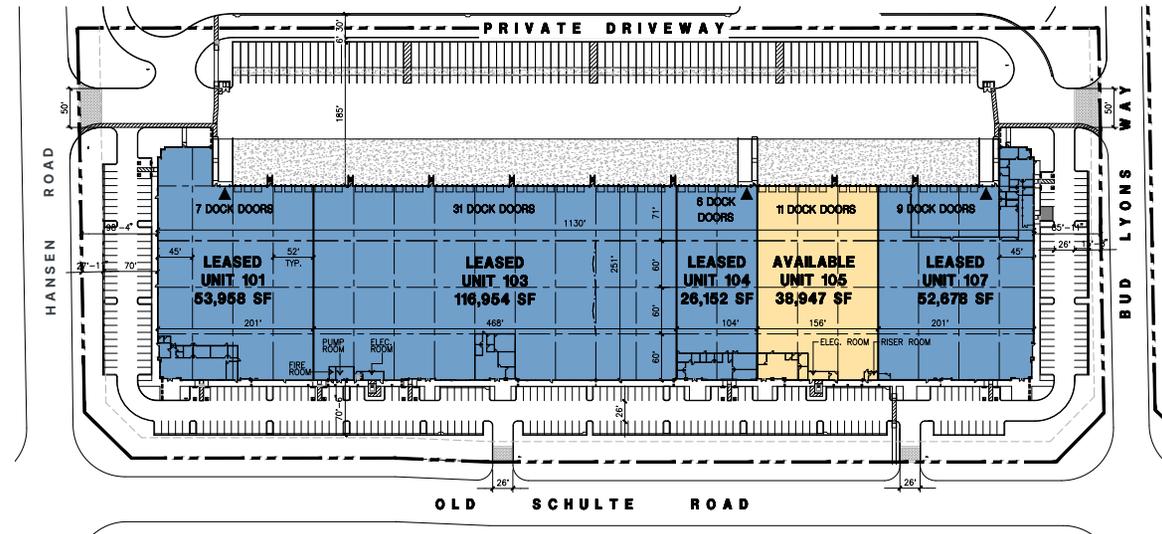
±38,947 SF



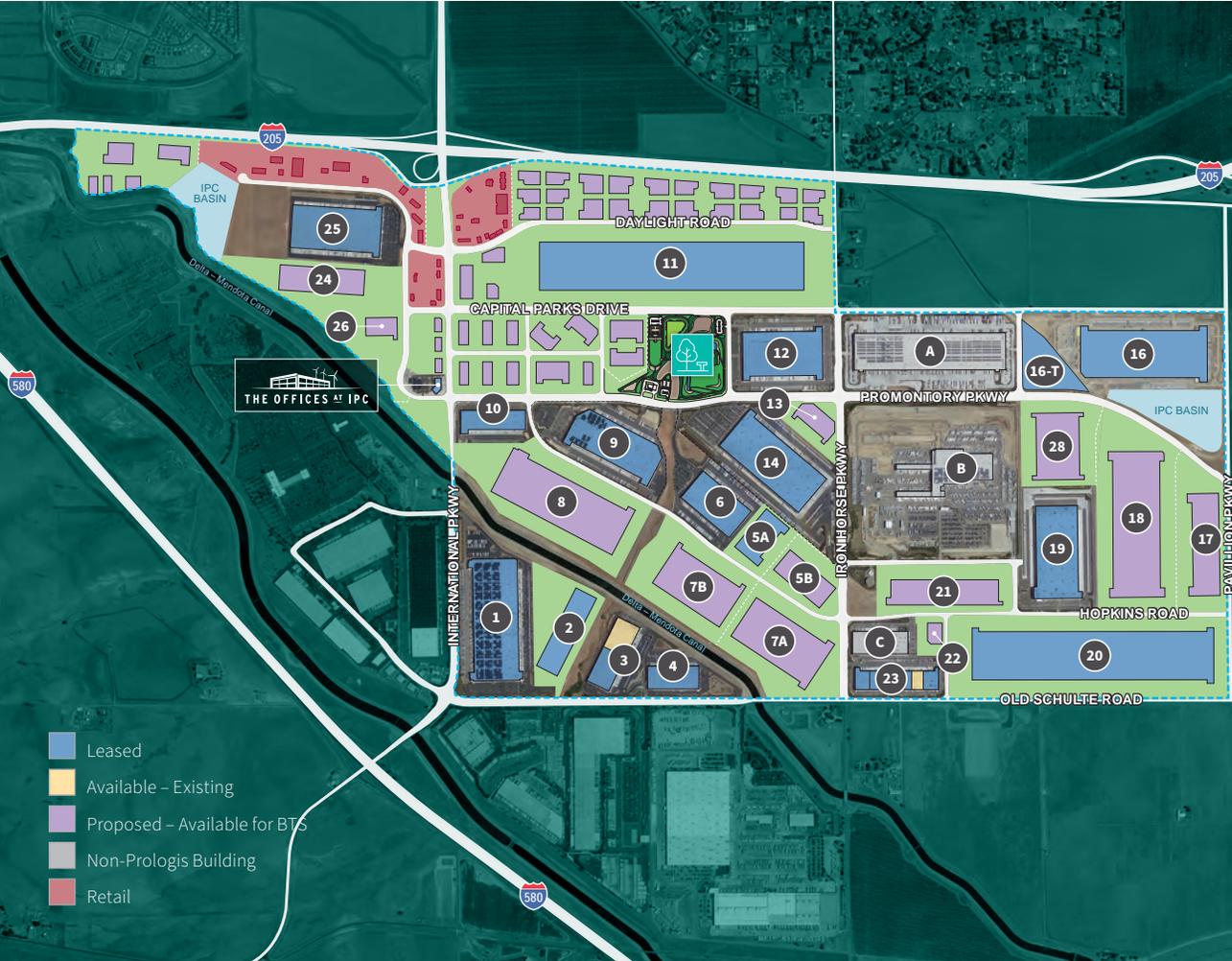
Property Features

Unit 105 Specifications

Available Space	±38,947 SF
Unit Dimensions	251D x 156W
Office SF	±2,303 SF
Clear Height	32'
Column Spacing	60' x 52'
Dock Doors	11 (3 w/ EOD's & 3 w/ Pit Levelers)
Trailer Parking Spaces	13
Electrical Service	400 amps, 277/480V
Sprinkler	ESFR
Lighting	LED Motion Sensor
Skylights	Yes
LEED	Certified LEED Silver



Park Site Plan



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
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	Amazon
17	±530,000 SF	
18	±1,300,000 SF	
19	724,775 SF	Home Depot
20	1,300,256 SF	Georgia-Pacific
21	±503,000 SF	
22	±55,000 SF	
23	288,904 SF	Bossard, UPS, Finis, Innersense
24	±390,000 SF	
25	708,080 SF	Lindt
26	±105,000 SF	
28	±524,000 SF	
A	-	Medline
B	-	FedEx
C	-	ThermoFisher Scientific



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



Excellent interstate access



Access to large and versatile labor pool



Sustainable landscaping



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



Fully entitled, rapid construction timeline



LEED Certified



Expedited permitting process

Prologis International Park of Commerce



Mike Goldstein, SIOR
michael.goldstein@colliers.com
ph +1 209 475 5106

Alex Hoeck, SIOR
alex.hoeck@colliers.com
ph +1 209 851 1191

Ryan McShane, SIOR
ryan.mcshane@colliers.com
ph +1 209 483 9851

Greig Lagomarsino, SIOR
greig.lago@colliers.com
ph +1 510 433 5809



**Prologis – Tracy
Reid Lewis**
rlewis@prologis.com
ph +1 510 661 4003
615 International Parkway
Tracy, CA 95377
prologis.com

**Prologis – Tracy
Claire Wilson**
cwilson2@prologis.com
ph +1 209 833 5395

5849 W. Schulte Road
Tracy, CA 95377

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one - not just shaping the future of logistics but building what comes next.

All rights reserved. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

