

Prologis International Park of Commerce

6551 W. SCHULTE ROAD, BLDG 3 - UNIT 110 | TRACY, CA 95377



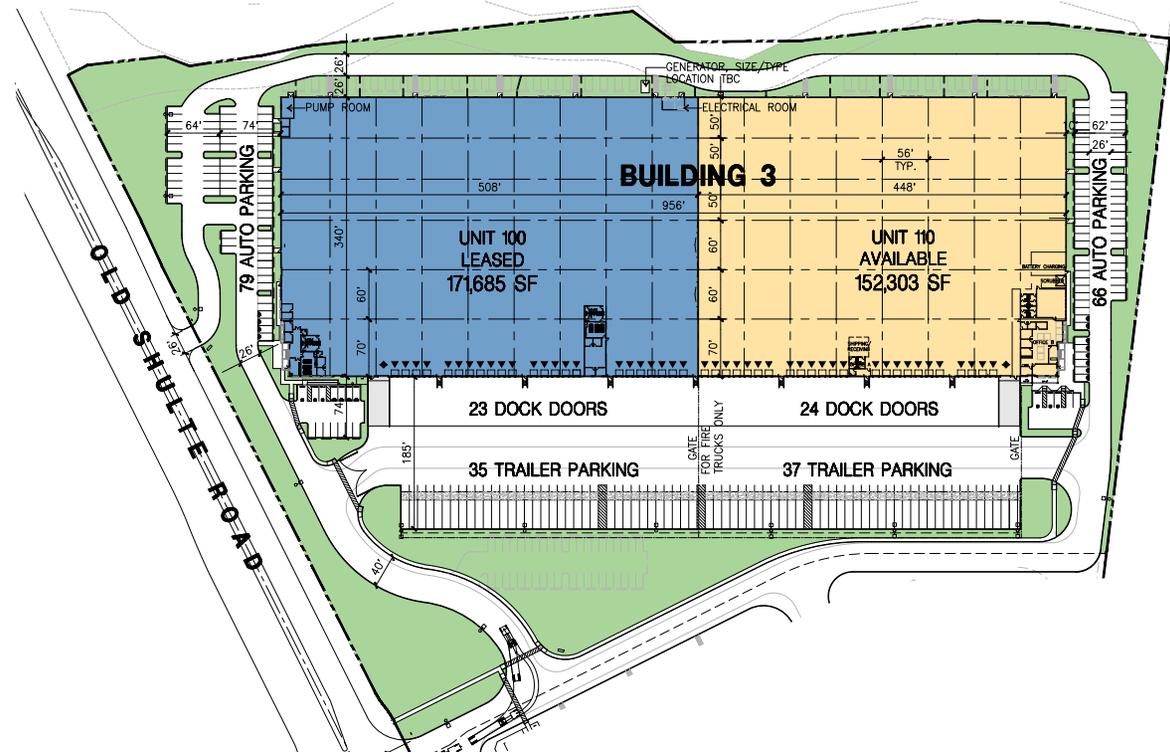
STATE-OF-THE-ART WAREHOUSE / ADVANCED MANUFACTURING SPACE FOR LEASE

±152,303 SF

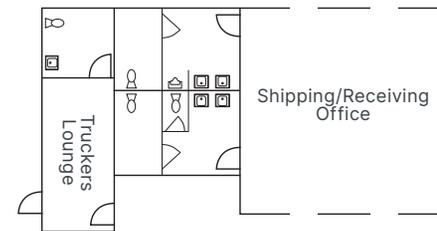


Property Features

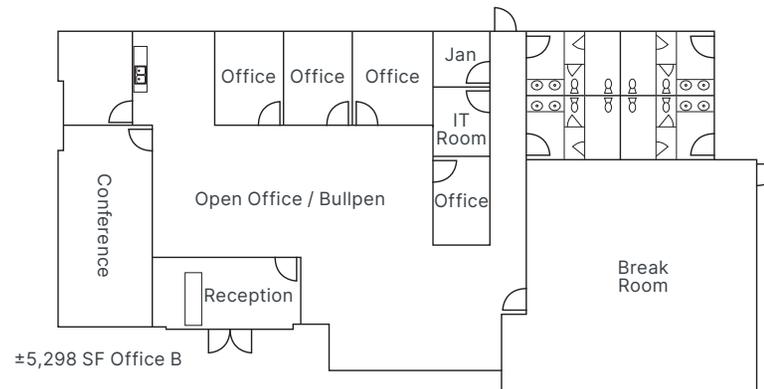
Unit 110 Specifications



Available Space	±152,303 SF
Unit Dimensions	340D x 448W
Office SF	±6,394 SF
Clear Height	36'
Column Spacing	60' x 56'
Speed Bay	70'
Dock Doors	24
Grade Level Doors	1
Trailer Parking Spaces	37
Electrical Service	750 amps, 277/480V
Sprinkler	ESFR
Lighting	LED Motion Sensor
Skylights	Yes
LEED	Certified LEED Silver



±1,096 SF Office A

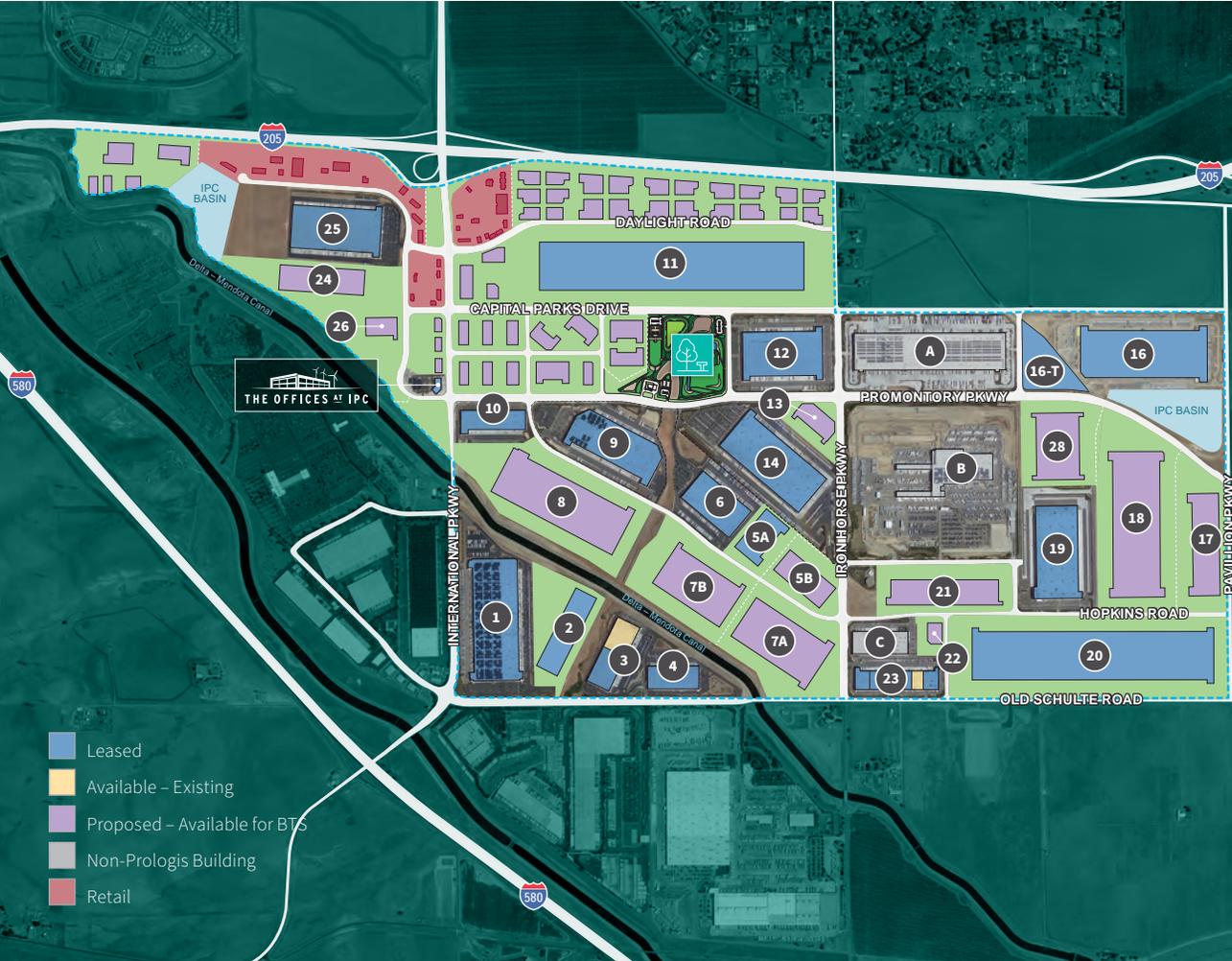


±5,298 SF Office B



- Leased
- Available
- Concrete Apron
- EV Parking
- Land
- Water
- ▼ Dock Doors
- ◆ Drive-in Doors

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

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