

Prologis International Park of Commerce

6451 W. SCHULTE ROAD, BLDG 4 - UNIT 100 | TRACY, CA 95377



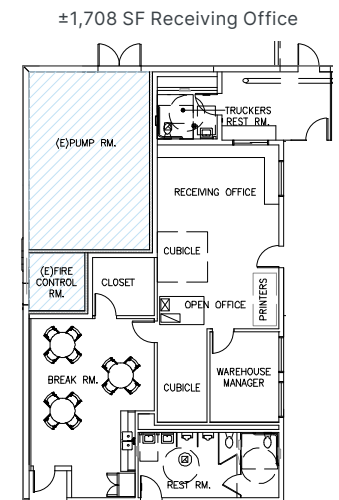
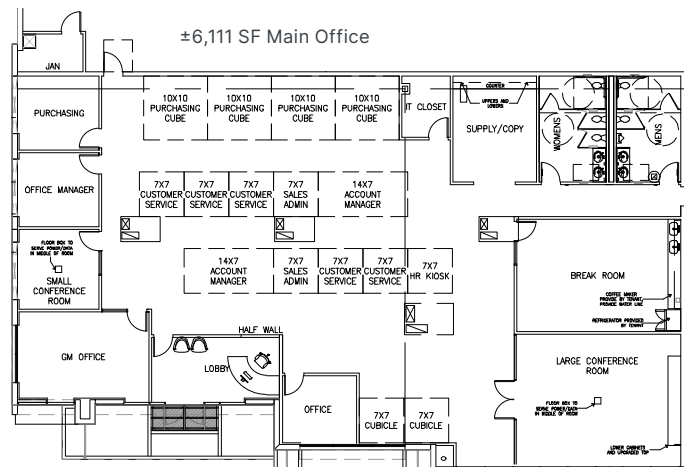
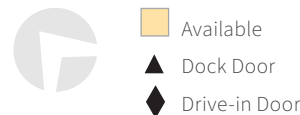
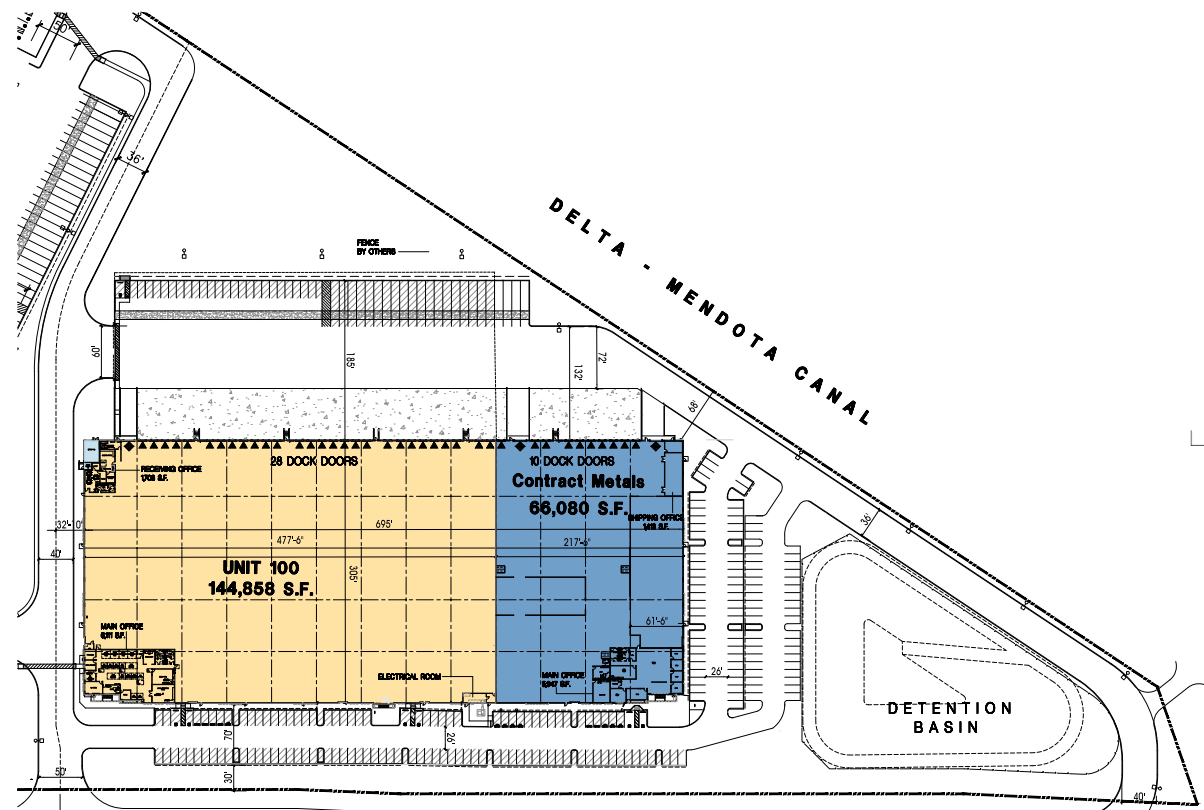
STATE-OF-THE-ART WAREHOUSE / ADVANCED MANUFACTURING SPACE FOR LEASE

±144,858 SF



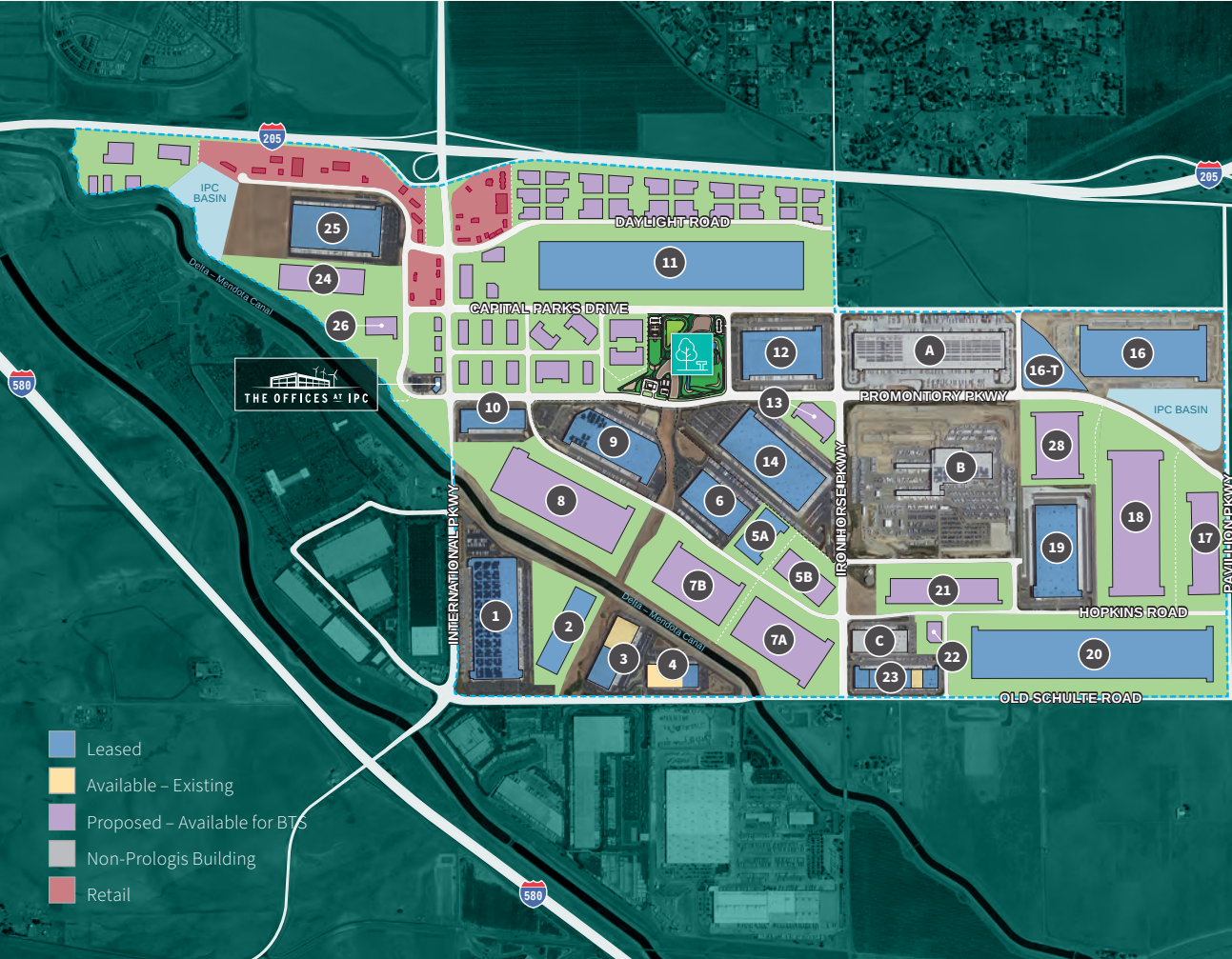
Property Features

Unit 100 Specifications



Available Space	±144,858 SF
Unit Dimensions	305D x 477W
Main Office SF	±6,111 SF
Receiving Office SF	±1,708 SF
Clear Height	34'
Column Spacing	52' x 60'
Speed Bay	65'
Dock Doors	28
Grade Level Doors	1
Trailer Parking Spaces	19
Electrical Service	2,000 amps, 277/480V
Sprinkler	K22 ESFR
Lighting	LED Motion Sensor
Skylights	Yes
LEED	Certified LEED Silver

Park Site Plan




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

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
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, CTS
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



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