

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

Prologis International Park of Commerce



±1,300,000 SF Available

Building 18 | 5070 Promontory Parkway, Tracy, CA 95377





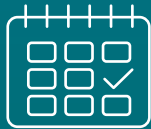
Optimal location
boasting lower annual
opex and drayage costs
than surrounding cities



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



LEEDCertified



Expedited
permitting process



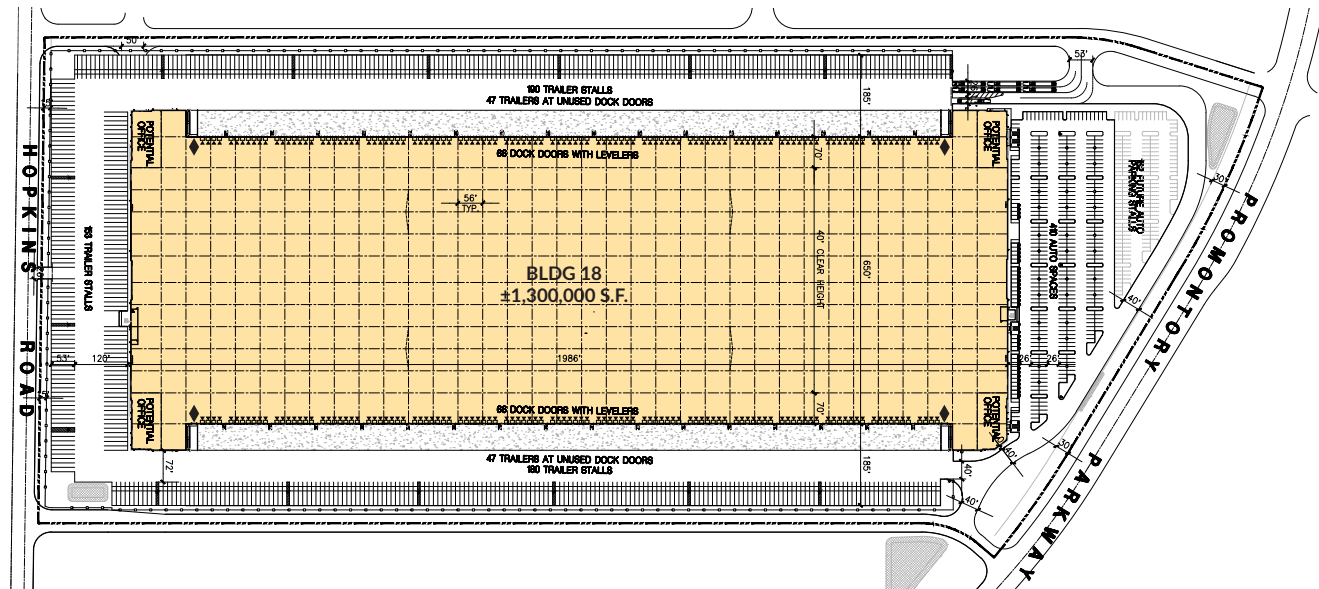
For more information, scan the
QR code or go to prologisIPC.com

Specifications

- ±1,300,000 SF state-of-the-art facility
- Office to suit
- 40' clear height
- ESFR fire suppression system
- Designed and built to LEED standards
- Fiber connectivity
- 2% skylights
- 58' typical column spacing
- 650' D x 1,986' W dimensions
- 4,000 amps; 277/480V; 3-phase (expandable)
- Cross-load building
- 226 (9' x 10') dock high positions
- 4 (12' x 14') grade level door
- 185' truck court with 60' concrete truck aprons
- Extended truck staging lanes
- 70' speed bays
- 617 trailer parking positions
- 410 auto parking spaces



- Available
- Dock Door
- Drive-in Door





IPC CENTRAL GREEN Project Highlights

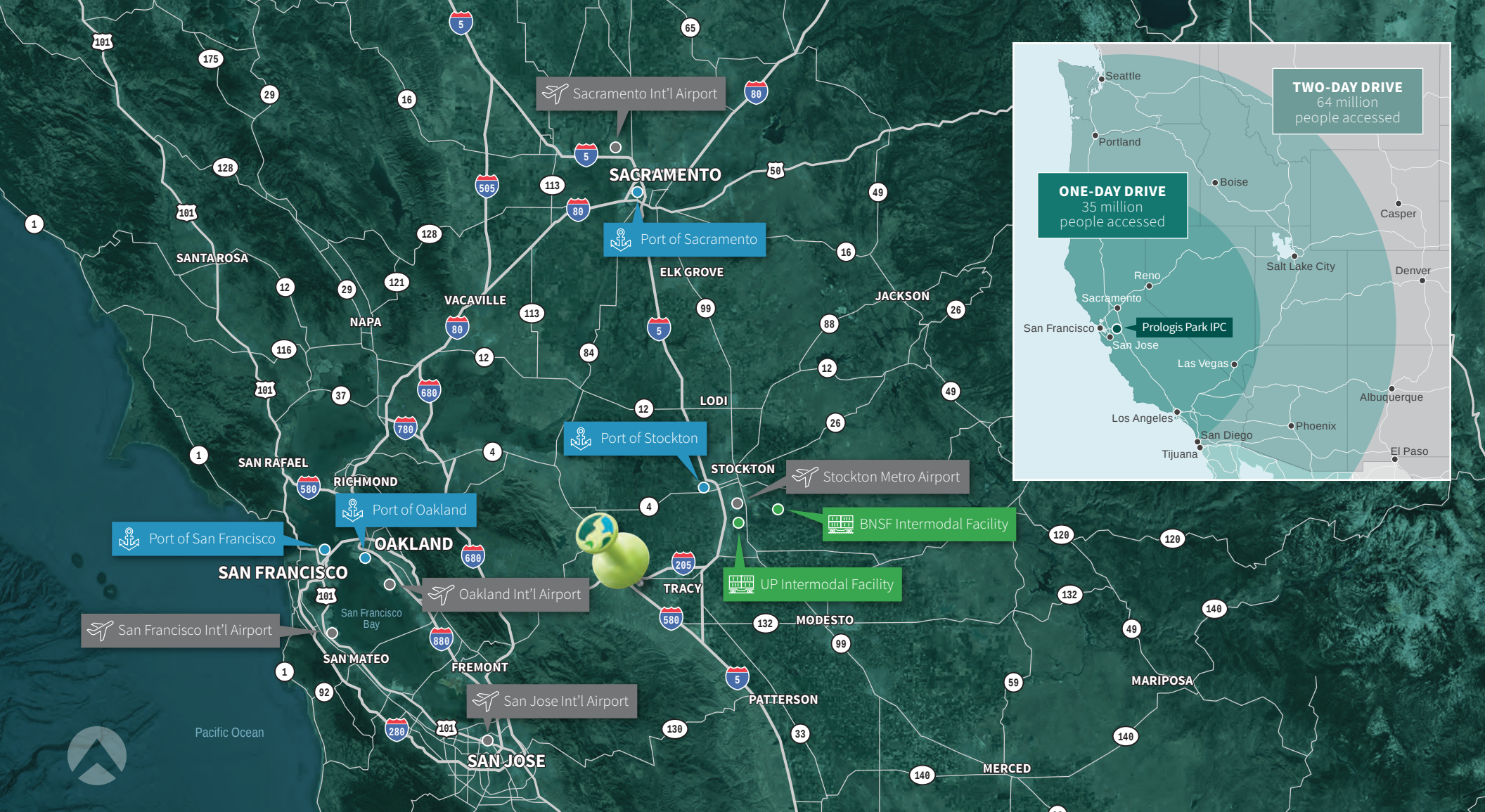
- ±30-acre park for employees of IPC and the community that includes:
 - Multipurpose turf
 - Hardcourt areas
 - Walking/running trails
 - Open-air exercise stations
 - Designated areas for food trucks
- ~20 miles of paths throughout the park

PROMONTORY STATION RETAIL
Coming soon!

BUILDING	SF / AC	DETAILS / TENANT	BUILDING	SF / AC	DETAILS / TENANT	BUILDING	SF / AC	DETAILS / TENANT
1	1,001,449 SF	Amazon	10	233,779 SF	AGP, Lancaster, JIT	20	±2,135,000 SF	
2	375,369 SF	Musco Olives, McCollister's	11	±2,321,000 SF		21	±503,000 SF	
3	323,988 SF	DHL, Synnex	The Offices at IPC	34,579 SF	Prologis	22	±55,000 SF	
4	210,938 SF	Bunzl, CMP	12	664,333 SF	Zinus	23	288,904 SF	Bossard, UPS, Finis, Southern Carlson, DL Wholesale
5A	±243,000 SF		13	±150,000 SF		24	±390,000 SF	
5B	±290,000 SF		14	851,200 SF	Amazon	25	708,080 SF	Lindt
6	403,560 SF		16	1,120,082 SF	Williams Sonoma	26	±105,000 SF	
7A	±775,000 SF		16-T	±10.35 Acres		28	±524,000 SF	
7B	±658,000 SF		17	±530,000 SF		A		Medline
8	±1,168,000 SF		18	±1,300,000 SF		B		FedEx
9	641,364 SF	Best Buy	19	724,775 SF	Home Depot	C		ThermoFisher Scientific



- Leased
- Available - Existing
- Proposed - Available for BTS
- Non-Prologis Building
- Retail



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Prologis - Tracy

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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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