

97,423± SF | Unit 100

Warehouse Distribution / Manufacturing Space For Lease



Prologis Park Tracy

2000 Chabot Court, Tracy, CA 95304 USA

LOCATION

Strategic location for West Coast transfer facility with ease of access to Bay Prologis Park Tracy is a 335-acre master-planned institutional quality industrial park owned and developed by Prologis (www.prologis.com). The park is strategically located only 60 miles east of San Francisco and 54 miles east of the Port of Oakland. The park has direct access to major transportation arterials (I-5, I-205, I-580 & Hwy 99) and is located within close proximity to the Union Pacific and Burlington Northern Santa Fe intermodal facilities. Prologis Park Tracy is designated a Foreign-Trade Zone offering potential savings from reduced tariff and customs duty exposure and is also located in the California State Enterprise Zone.

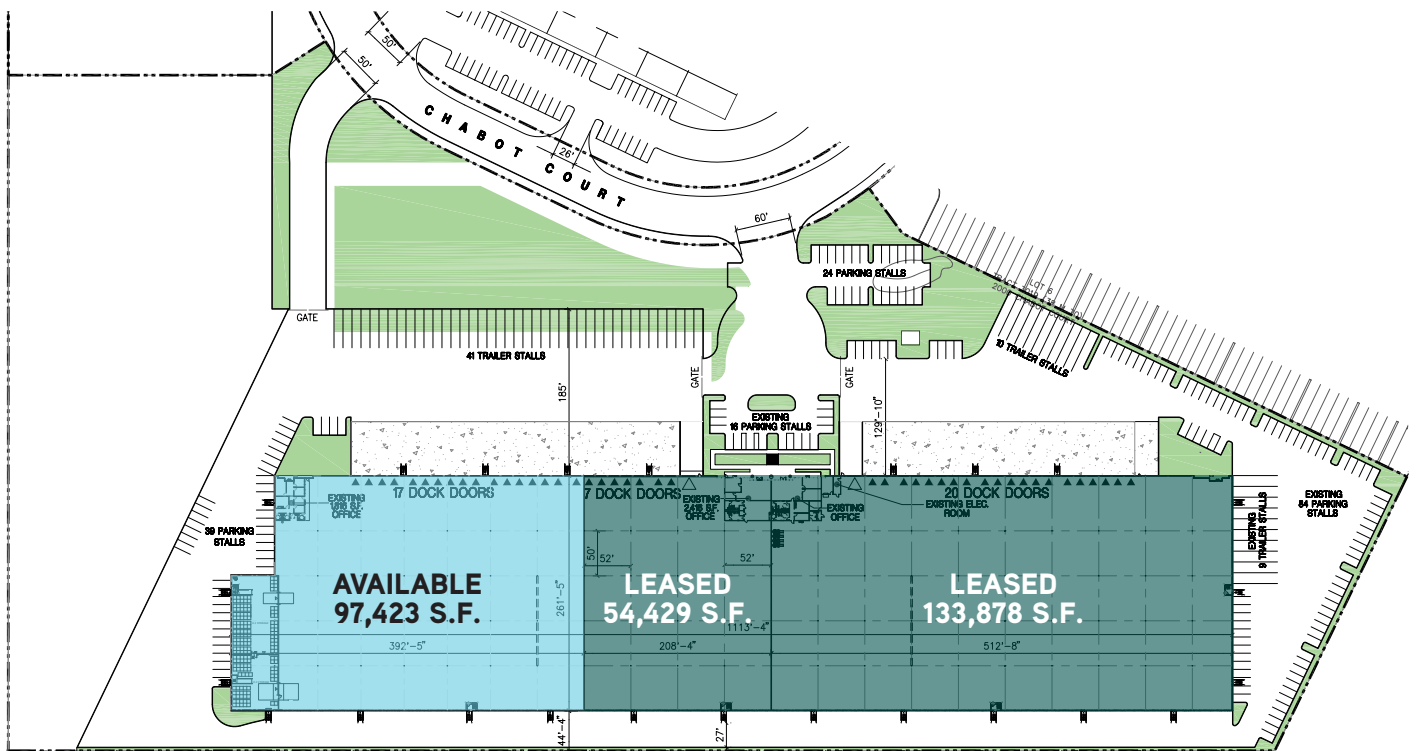


PROPERTY SPECIFICATIONS

| | |
|-----------------------|---|
| Building Size: | 285,730± SF |
| Property Type: | Warehouse Distribution / Manufacturing |
| Year Built: | 2006 |
| Lot Size: | 14.14± Acres |
| Available: | 97,423± SF |
| Office Size: | 1,816± SF |
| Loading: | Front Load 17 (10' x 10') Dock-High Doors |
| Available Dimensions: | 261'±D x 392'±W |
| Clear Height: | 30'± minimum |
| Column Spacing: | 52'±W x 50'±D (Typical) |
| Speed Bay: | 60'± |
| Fire Suppression: | ESFR |
| Lighting: | T-8 |
| Hazmat Room: | 8,000± SF |
| Truck Court: | 185'± with 60' concrete apron |
| Skylights: | 2% vented skylights |
| Parking: | Ample trailer and employee parking |
| Power: | Existing 200 Amp service Expandable to 2,500 Amps, 277/480 Volts, 3-Phase |
| Zoning: | IL – Limited Industrial (City of Tracy) |
| Construction Type: | Concrete tilt-up |
| Rail: | Union Pacific (Potential) |

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DISTANCE TO MAJOR MARKETS

| | |
|-----------------|-------------|
| Stockton: | 18 miles |
| Oakland: | 56 miles |
| San Jose: | 59 miles |
| Sacramento: | 65 miles |
| San Francisco: | 66 miles |
| Fresno: | 122 miles |
| Reno: | 199 miles |
| Los Angeles: | 323 miles |
| Las Vegas: | 511 miles |
| Portland: | 643 miles |
| Phoenix: | 693 miles |
| Salt Lake City: | 717 miles |
| Seattle: | 816 miles |
| Denver: | 1,249 miles |

DISTANCE TO MAJOR MARKETS

| | |
|--------------------------|-----------|
| Port of Stockton: | 19 miles |
| Port of Oakland: | 55 miles |
| Port of West Sacramento: | 65 miles |
| Port of San Francisco: | 66 miles |
| Port of LA / Long Beach: | 348 miles |
| Port of Seattle: | 817 miles |

