



# Prologis International Park of Commerce

## BUILDING 2

6751 W. Schulte Road | Tracy, CA

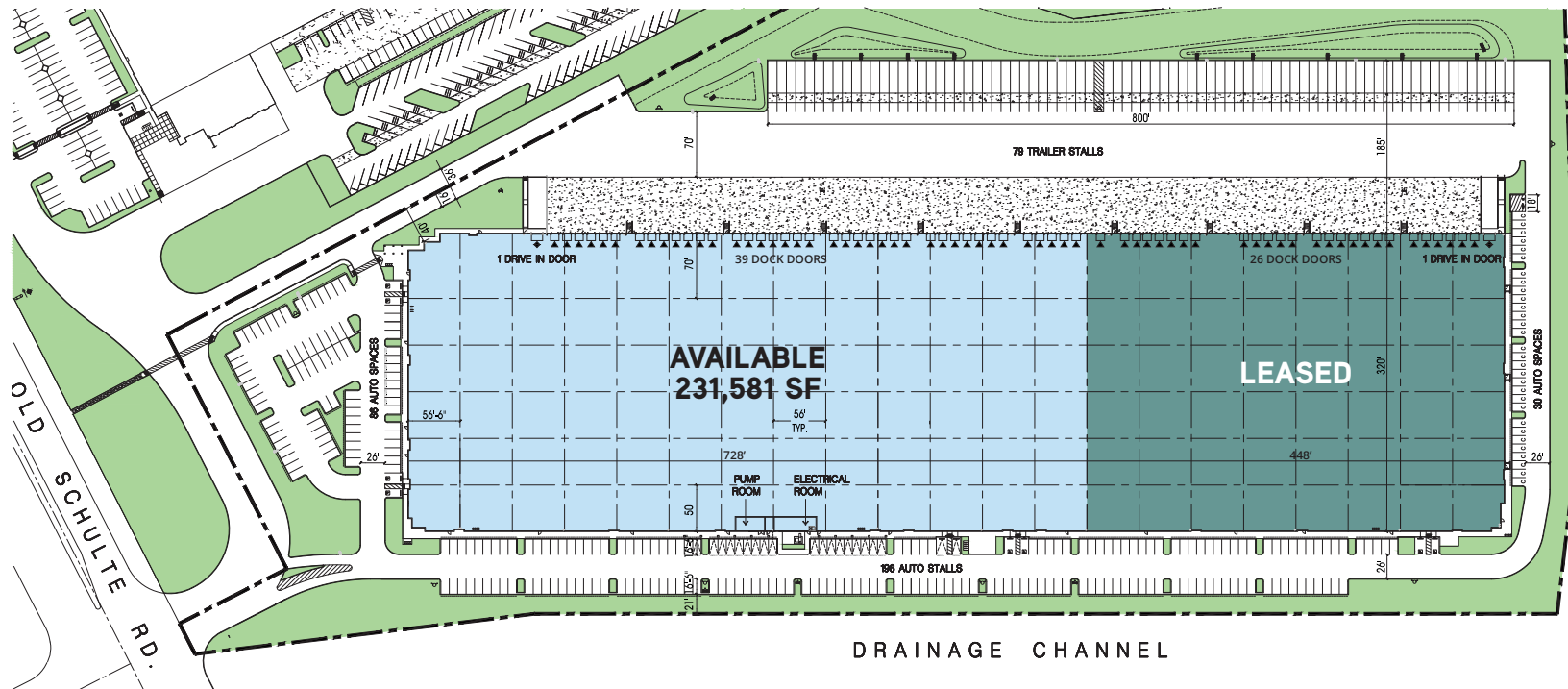
231,581 Square Feet Available | February 2022 Completion

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

# Prologis International Park of Commerce

## Building 2

Tracy, CA



### Building

- 375,369 SF state-of-the-art facility
- 36' clear height
- Office space to suit
- ESFR fire suppression system
- Designed and built to LEED standards
- 2% skylights
- 50' x 56' typical column spacing
- 6.5" reinforced concrete floors
- 320' D x 1,176' W dimensions
- Up to 4,000 amps; 277/480V; 3-phase (Expandable)

### Loading Area

- Rear-load building
- Thirty nine (39) 9' x 10' dock high positions
- One (1) 12' x 14' grade level door
- 130'-185' Truck court with 60' concrete truck aprons
- Extended truck staging lanes
- 60' Speed bays

### Parking

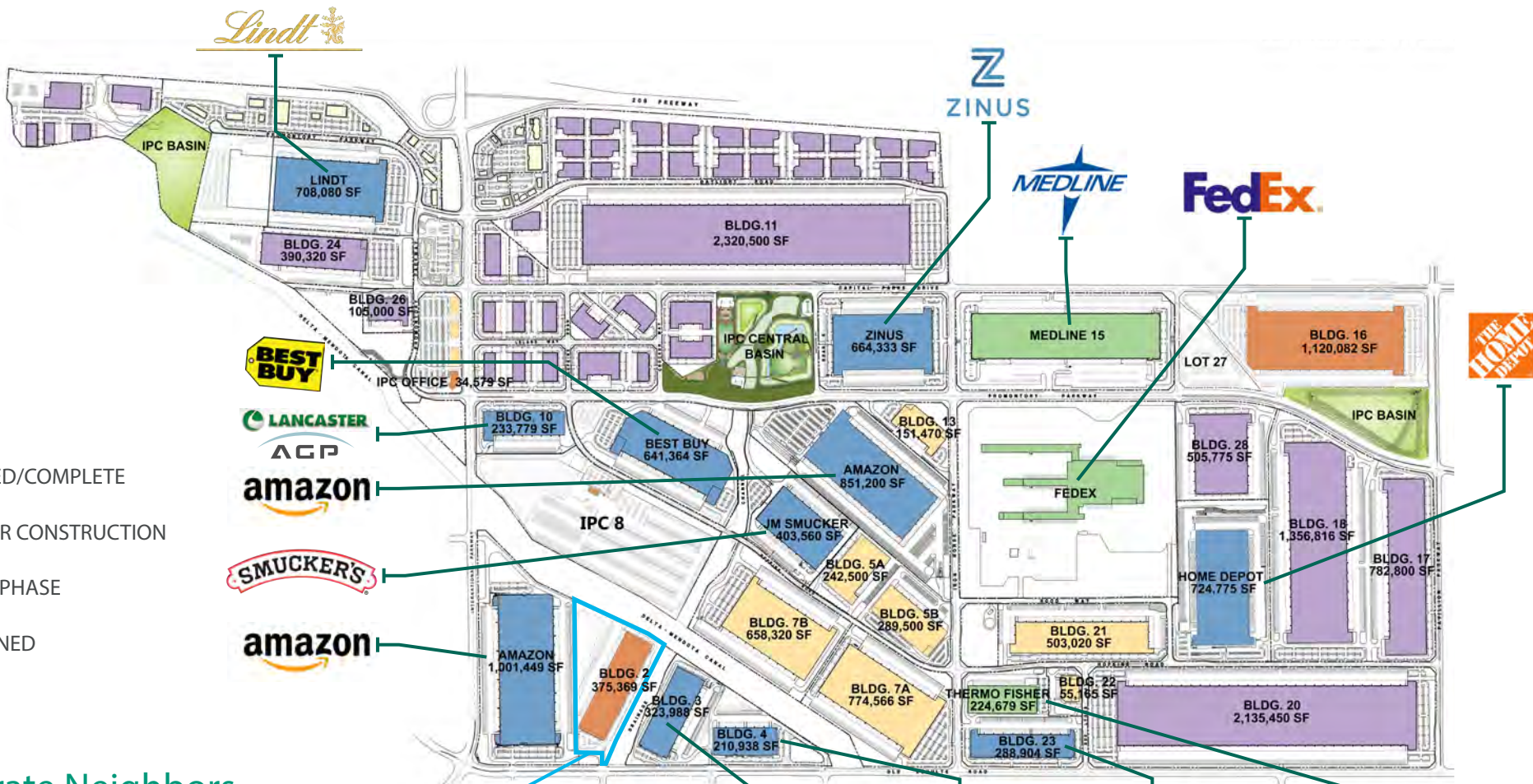
- 34 trailer parking positions
- 312 auto parking spaces
- All parking expandable

### Location

- Zoned Business Park Industrial (BPI) City of Tracy
- Prominent location with multi-tenant capability

### About Prologis International Park of Commerce

- 1,800 Acre Fully Entitled, Master-Planned Park
- Flexibility to Meet the Needs of Today's Users
- Optimal Location for E-commerce Fulfillment & High Technology Manufacturing Operations
- 7.2 Million People within 60 Miles
- Strong Transportation Infrastructure
- Premier Transportation & Logistics Hub Serving



- LEASED/COMPLETE
- UNDER CONSTRUCTION
- NEXT PHASE
- PLANNED

## Corporate Neighbors

Amazon	Kellogg's
Lowe's	Smart & Final
Pepsi	Victory Packaging
Crate & Barrel	US Cold Storage
The Home Depot	FedEx
Best Buy	Melissa & Doug
Owens & Minor	Medline
Restoration Hardware	Smucker's
Safeway	Comcast
Costco	Kuehne & Nagel
Iron Mountain	Polycom
International Paper	Owens Brockway

Building 2  
February 2022



CLOSEST LOCATION IN TRACY TO THE PORT OF OAKLAND



DIRECT ACCESS TO I-580, I-205, & I-5



EXCELLENT PROXIMITY TO SAN FRANCISCO, OAKLAND, SAN JOSE, & SACRAMENTO INTERNATIONAL AIRPORTS



CLOSE PROXIMITY TO BNSF & UNION PACIFIC INTERMODAL FACILITIES



MASTER-PLANNED NETWORK OF STAA TRUCK ROUTES

