

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

# Prologis International Park of Commerce



40,760 SF Available

Building 10 - Unit 101 | 6872 Promontory Parkway,  
Tracy, CA 95377





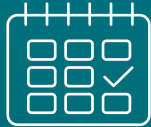
Optimal location  
boasting lower annual  
opex and drayage costs  
than surrounding cities



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



LEED Certified



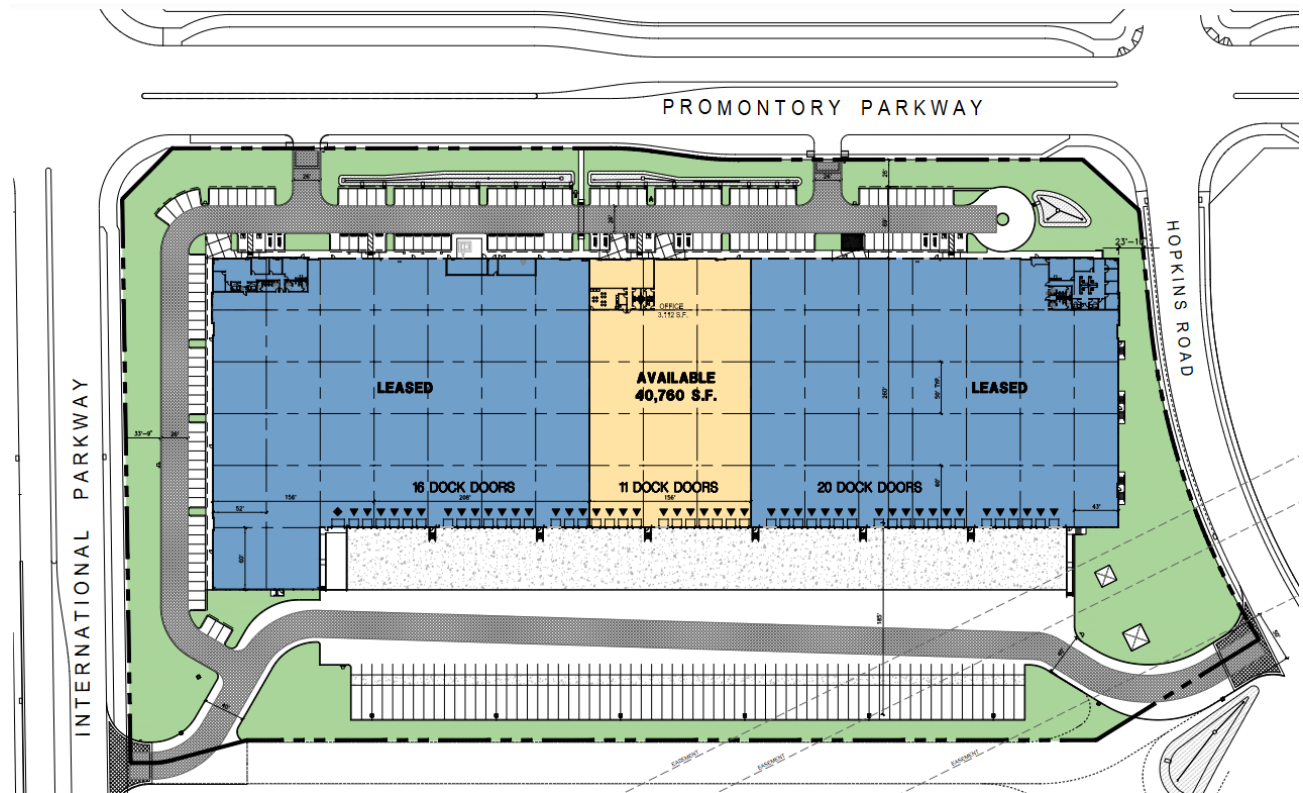
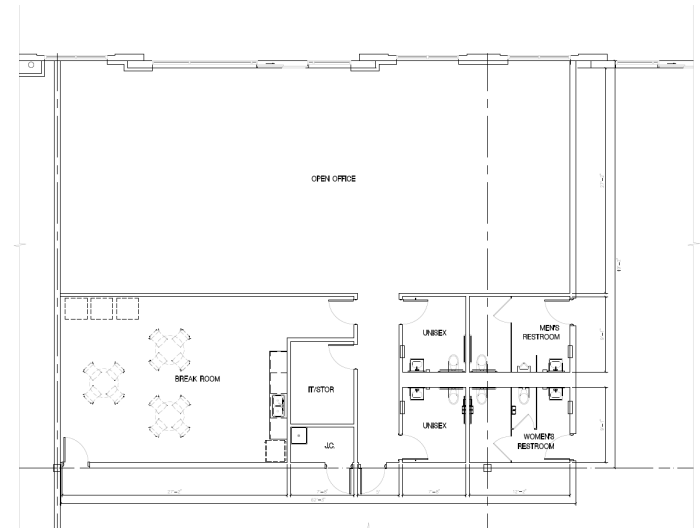
Expedited  
permitting process

For more information, go to  
[prologisIPC.com](http://prologisIPC.com)

## Specifications

- 40,760 SF state-of-the-art facility
- 3,112 SF office
- 32' clear height
- 50' x 52' column spaces
- ESFR fire suppression system
- Certified LEED® Silver
- 11 dock high doors
- 185' truck court
- 60' speed bays
- 800 amps
- LED lighting

3,112 SF Office





## 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!

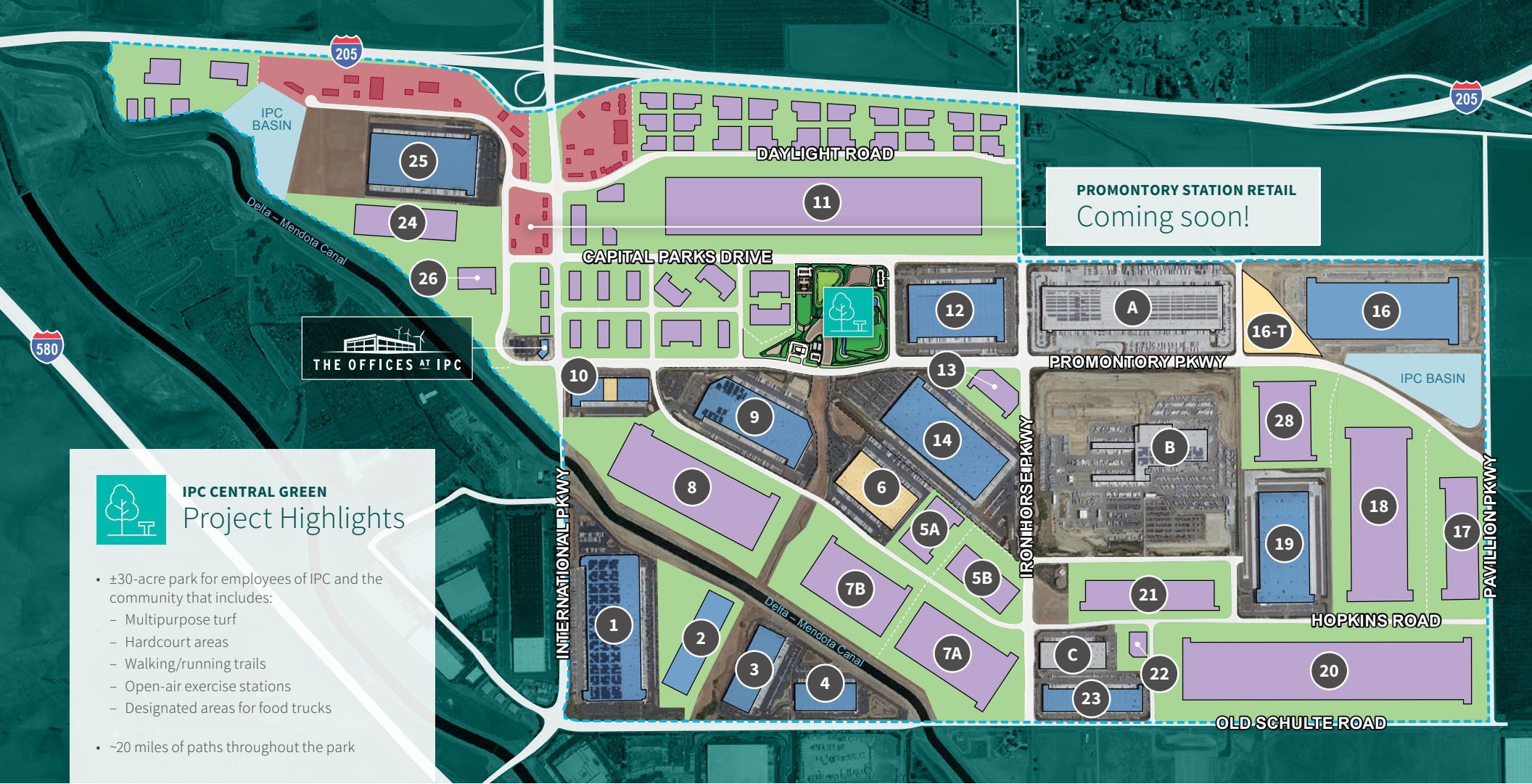
BUILDING	SF / AC	DETAILS / TENANT
1	1,001,449 SF	Amazon
2	375,369 SF	Musco Olives, McCollister's
3	323,988 SF	DHL, Synnex
4	210,938 SF	CMP, Bunzl
5A	±243,000 SF	
5B	±290,000 SF	
6	403,560 SF	
7A	±775,000 SF	
7B	±658,000 SF	
8	±1,168,000 SF	
9	641,364 SF	Best Buy

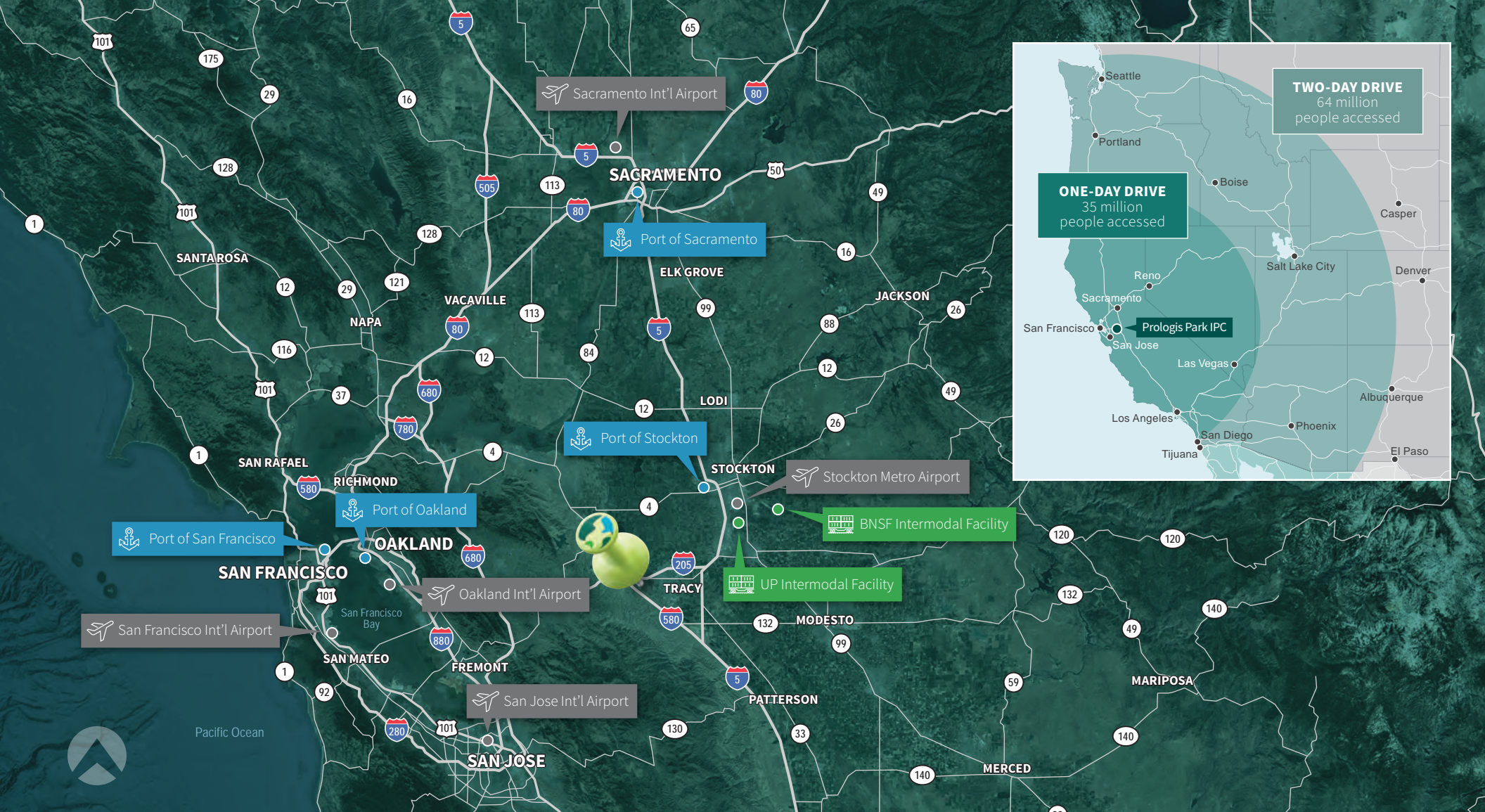
BUILDING	SF / AC	DETAILS / TENANT
10	233,779 SF	Lancaster, JIT
11	±2,321,000 SF	
The Offices at IPC	34,579 SF	Prologis, Global Trade, VEC
12	664,333 SF	Zinus
13	±150,000 SF	
14	851,200 SF	Amazon
16	1,120,082 SF	Williams Sonoma
16-T	±10.35 Acres	
17	±530,000 SF	
18	±1,300,000 SF	
19	724,775 SF	Home Depot

BUILDING	SF / AC	DETAILS / TENANT
20	±2,135,000 SF	
21	±503,000 SF	
22	±55,000 SF	
23	288,904 SF	Bossard, UPS, Finis, Southern Carlson, Source Select
24	±390,000 SF	
25	708,080 SF	Lindt
26	±105,000 SF	
28	±524,000 SF	
A	–	Medline
B	–	FedEx
C	–	ThermoFisher Scientific



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





**Michael Goldstein, SIOR**  
 CalDRE Lic. #01319234  
 +1 209 475 5106 office  
 michael.goldstein@colliers.com

**Greig Lagomarsino, SIOR**  
 CalDRE Lic. #01063817  
 +1 510 433 5809 office  
 greig.lago@colliers.com

**Gregory O'Leary, SIOR**  
 CalDRE Lic. #00924479  
 +1 209 475 5108 office  
 g.oleary@colliers.com

**Ryan McShane, SIOR**  
 CalDRE Lic. #01295796  
 +1 209 475 5105 office  
 ryan.mcshane@colliers.com



**Matt Drury**  
 CalDRE Lic. #01901364  
 +1 209 833 5391 office  
 mdrury@prologis.com

**Claire Wilson**  
 CalDRE Lic. #01982067  
 +1 209 833 5395 office  
 cwilson2@prologis.com

**Prologis - Tracy**  
 615 International Parkway  
 Tracy, CA 95377  
 Main: +1 209 833 5382

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. PLD\_PIPC6B\_013123