









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



LEEDCertified



Sustainable landscaping



Expedited permitting process



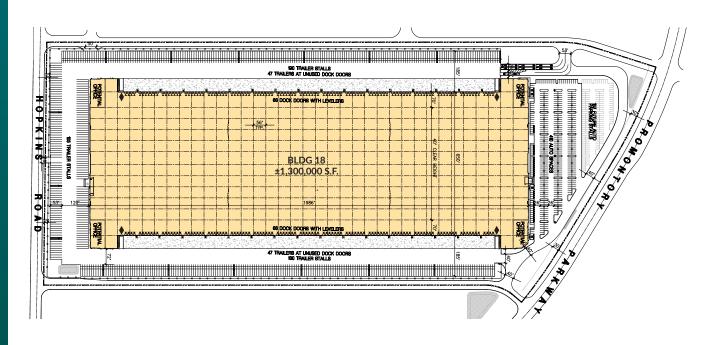
For more information, scan the QR code or go to prologisIPC.com

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

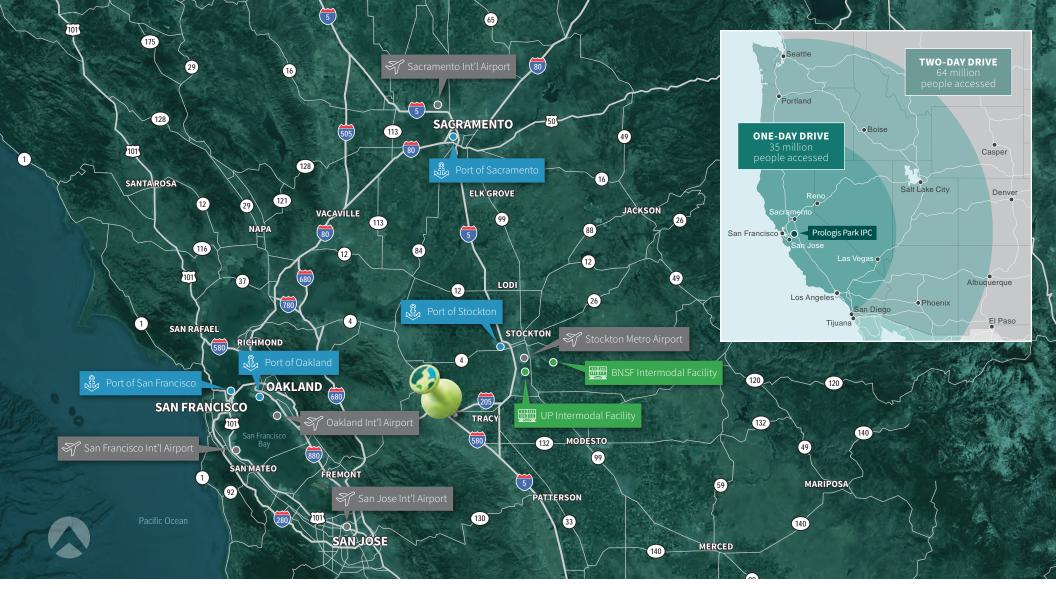
- 4,000 amps; 277/480V; 3-phase (expandable)
- Cross-load building
- 226 (9' x 10') dock high positions
- 4 (12' x 14') grade level door
- 185' truck court with 60' concrete truck aprons
- Extended truck staging lanes
- 70' speed bays
- 617 trailer parking positions
- 410 auto parking spaces







BUILDING	SF / AC	DETAILS / TENANT	ROILDING	SF / AC	DETAILS / TENANT	BUILDING	SF / AC	DETAILS / TENANT	
	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	34 579 SF	■ Prologis	22	±55,000 SF		
4	210,938 SF	■ Bunzl, CMP	at IPC			23	288,904 SF	Bossard, UPS, Finis, Southern	
5A	±243,000 SF		12	664,333 SF				- Carison, DL Wholesale	
5B	±290,000 SF		13	±150,000 SF		24	±390,000 SF	_	*
6	403,560 SF		14	851,200 SF	Amazon	25	708,080 SF	■ Lindt	_
7A	±775,000 SF	•	16	1,120,082 SF	■ Williams Sonoma	26	±105,000 SF		Leased
7B	±658,000 SF		16-T	±10.35 Acres		28	±524,000 SF	•	Available - Existing
8	±1,168,000 SF		17	±530,000 SF		А		■ Medline	Proposed – Available for BT
9		Best Buy	18	±1,300,000 SF	•	В		■ FedEx	Non-Prologis Building
	041,304 31	Dest buy	19	724,775 SF	■ Home Depot	С		■ ThermoFisher Scientific	Retail





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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