



Prologis International Park of Commerce BUILDING 6

6389 Hopkins Road | Tracy, CA

403,560 Square Feet

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

Prologis International Park of Commerce

Building 6

Tracy, CA

Building

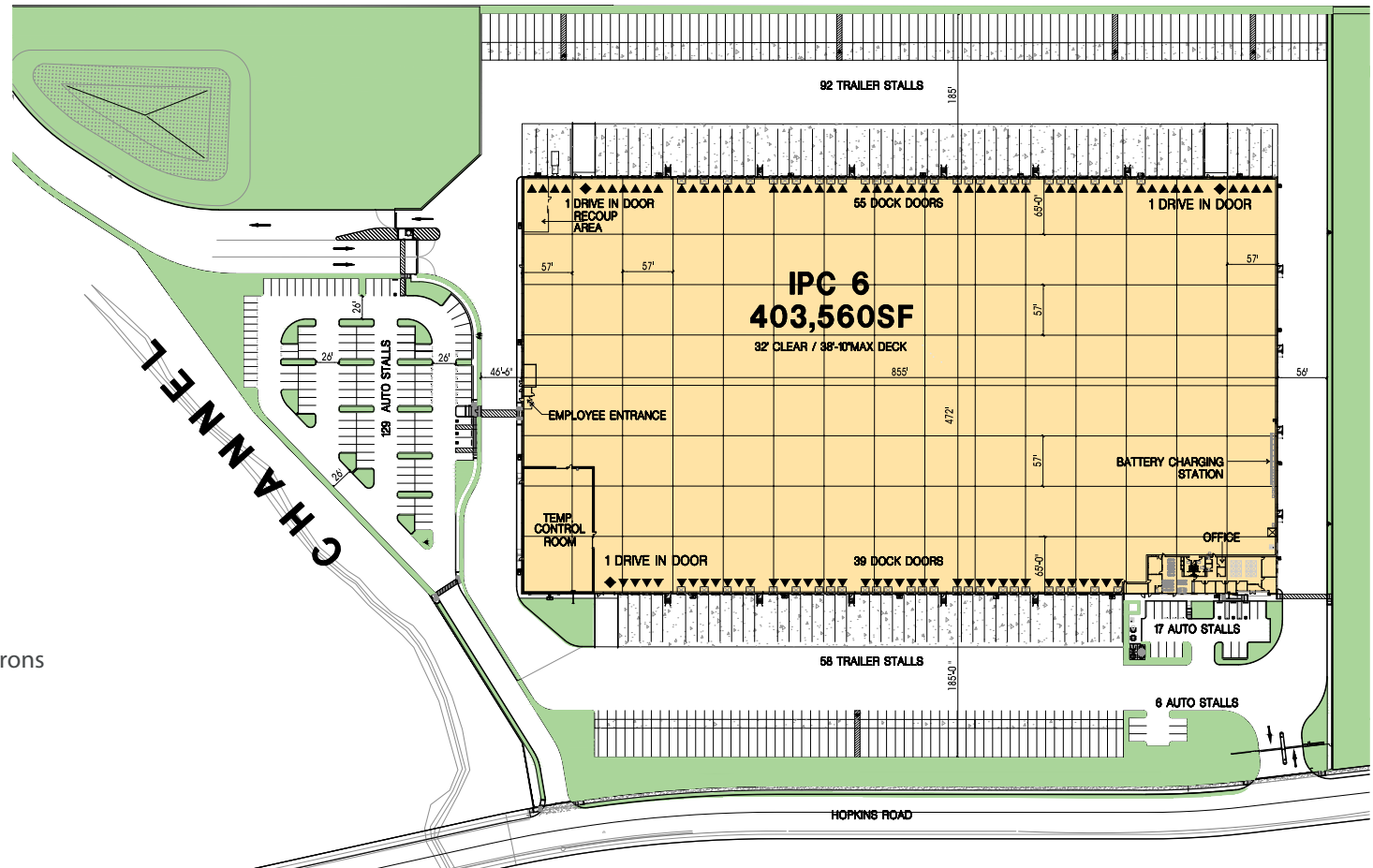
- 403,560 SF state-of-the-art facility
- 6,002 SF office
- 32' clear height
- ESFR fire suppression system
- Certified LEED Silver
- Fiber connectivity
- Temp Control Room
- 2% skylights
- 57' x 57' typical column spacing
- 472' D x 855' W dimensions
- 3,000 amps; 277/480V; 3-phase

Loading Area

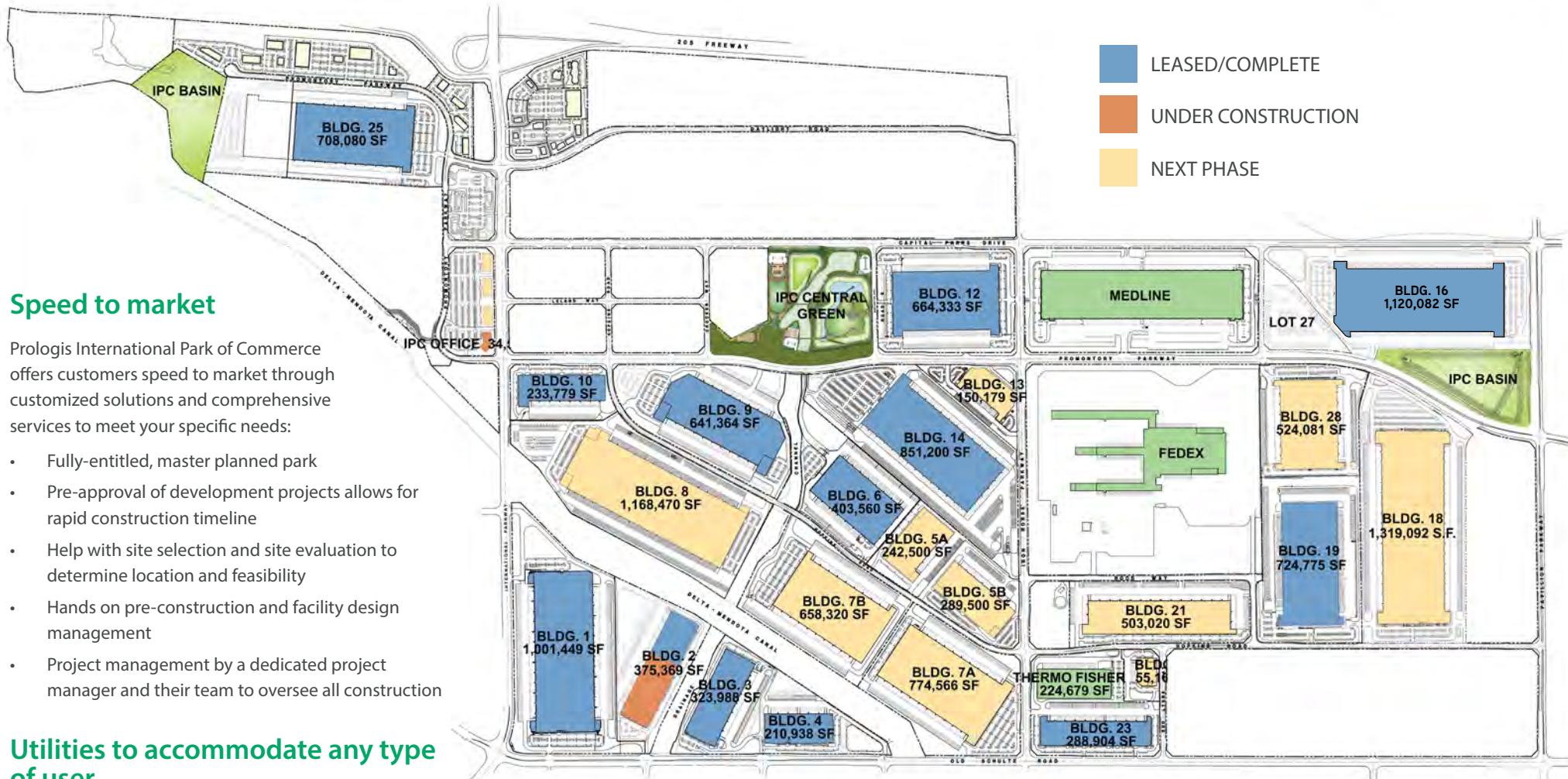
- Cross-load building
- 94 (9' x 10') dock high positions
- 3 (12' x 14') grade level door
- 185' Truck court with 60' concrete truck aprons
- Extended truck staging lanes
- 65' Speed bays

Parking

- 150 trailer parking positions
- 152 auto parking spaces



Tracy, CA



Prologis International Park of Commerce offers customers speed to market through customized solutions and comprehensive services to meet your specific needs:

- Fully-entitled, master planned park
- Pre-approval of development projects allows for rapid construction timeline
- Help with site selection and site evaluation to determine location and feasibility
- Hands on pre-construction and facility design management
- Project management by a dedicated project manager and their team to oversee all construction

Utilities to accommodate any type of user

- Abundant utilities
- Abundant water supply
- Tracy sewer and recycled water infrastructure
- Multiple data and communication service providers - fiber optic
- Located adjacent to California's power generation and transmission focal point

Leading the way in sustainability

Prologis is recognized as the industry leader for quality design and sustainable development. International Park of Commerce adheres to strict design standards set forth by the United States Green Building Council in order to minimize environmental impact and maximize efficiency. All buildings are built to LEED® standards.

Your future starts here.

PROLOGIS INTERNATIONAL PARK OF COMMERCE

Prologis International Park of Commerce (IPC) is an 1,800 acre fully entitled, master-planned park located in Tracy, California at the western edge of San Joaquin County, the Gateway of the Central Valley.

IPC is adjacent to the San Francisco Bay Area, located just 48 miles to the Port of Oakland and within an hour's drive to a consumer base of more than 7.2 million people. The immediate area boasts a healthy and

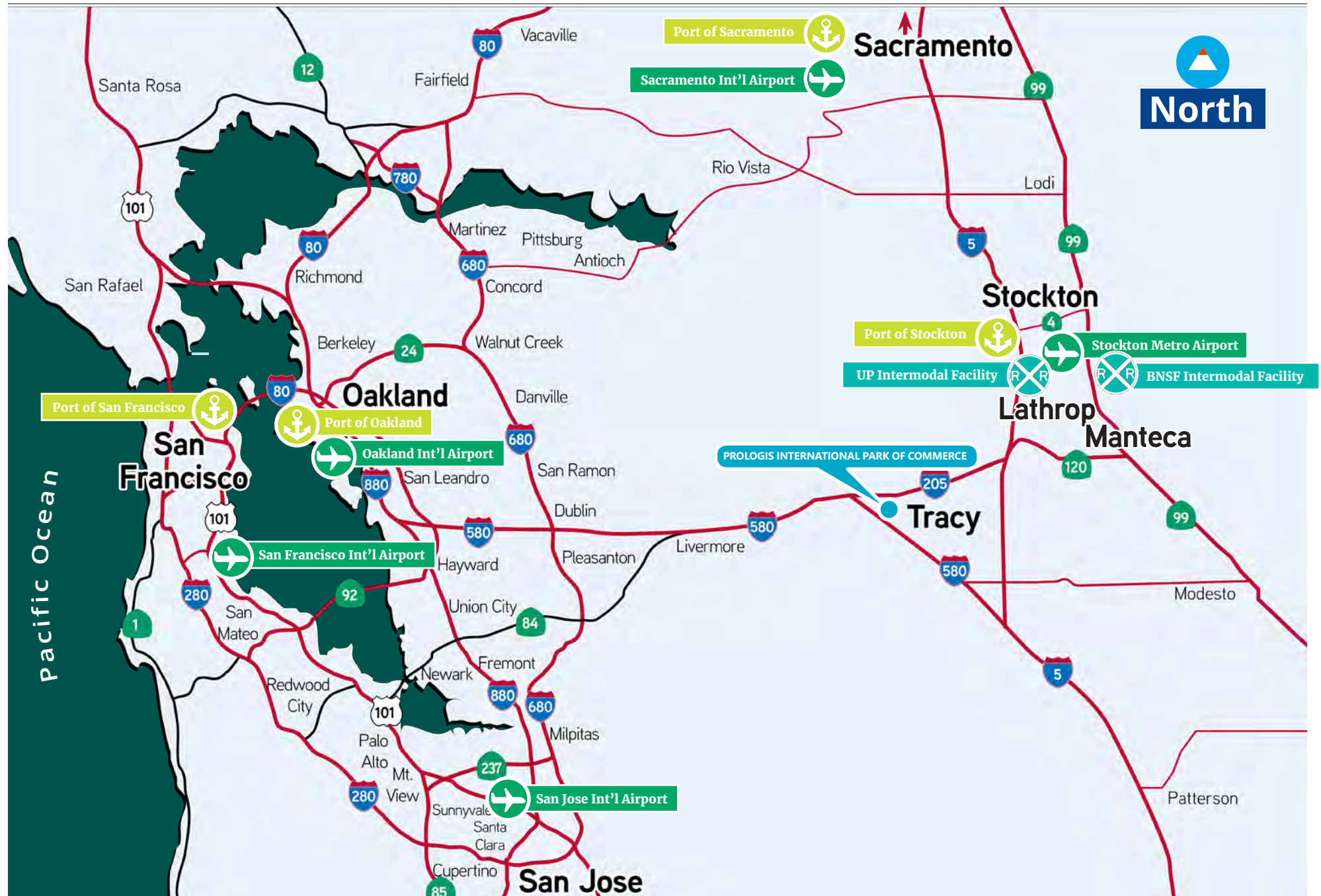
diverse workforce, excellent interstate access and a rapid development timeline. IPC is the perfect location for Distribution, Advanced Manufacturing and E-Commerce facilities of any size.



Prologis International Park of Commerce

Building 6

Tracy, CA





64 million

people accessed by
next day travel

PROLOGIS INTERNATIONAL PARK OF COMMERCE

35 million

people accessed by
same day travel



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 666 million square feet (62 million square meters) owned and under management in 20 countries on four continents.