



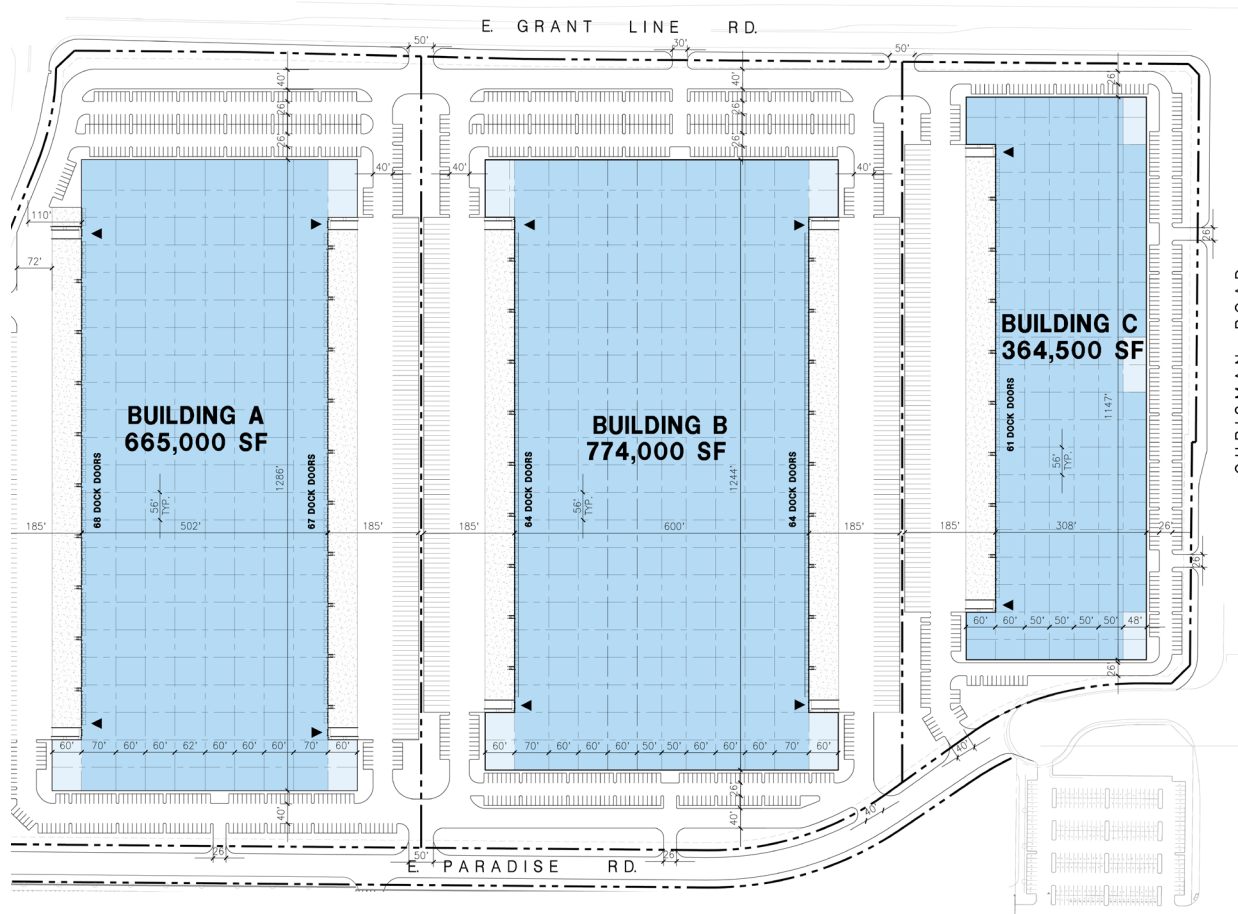
Prologis Park NEI

Grant Line Road and Chrisman Road | Tracy, CA

±100,000 up to ±1,500,000 Square Feet Available
Breaking Ground Fall 2020

Master Site Plan - Buildings A, B and C

Tracy, California

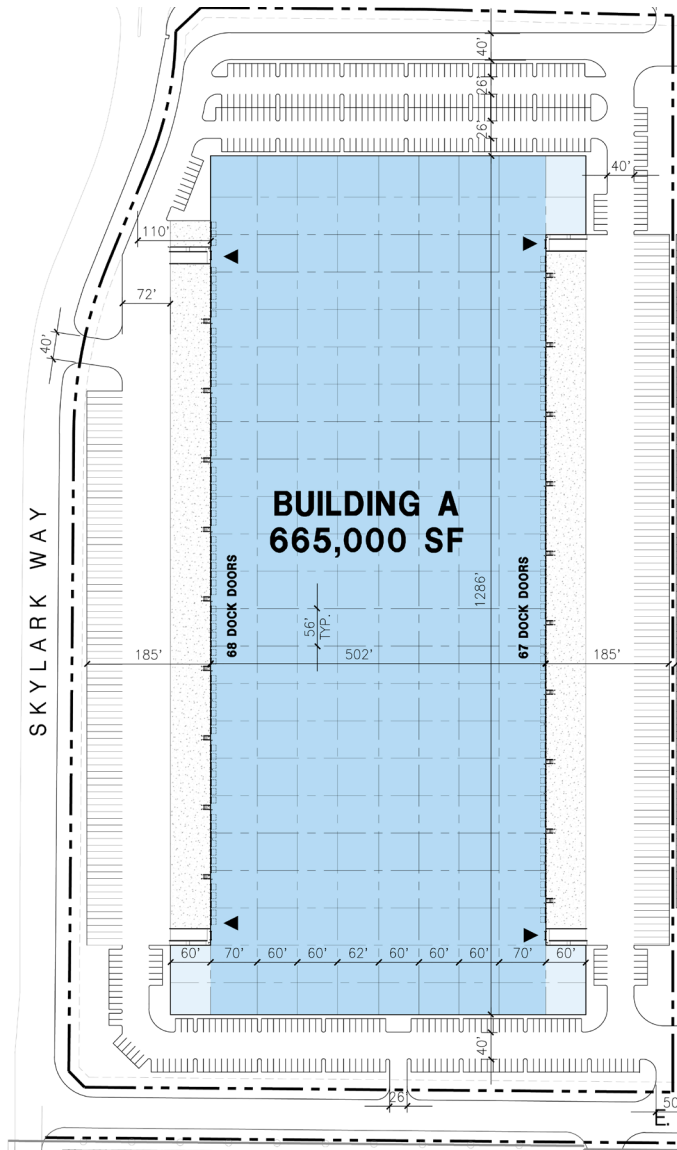


About Prologis Park NEI

- 86 acre Master-Planned Industrial Park
- Premier Central Valley location, ideally located in East Tracy providing service to the Bay Area, Northern California, and the Western United States
- Three building plan shown, but able to deliver state-of-the-art warehouse and manufacturing facilities ranging from 100,000 SF up to 1,500,000 SF
- Flexible site, capable of meeting the needs of today's users
- Corporate neighbors include: Amazon, Clutter, Crate & Barrel, DHL, Home Depot, International Paper, Katerra, Kelloggs, Pepsi
- Direct Access to I-205, I-5, I-580, Hwy 120 & Hwy 99
- Close proximity to BNSF & Union Pacific Class 1 Intermodals
- Great proximity to Oakland, San Francisco, San Jose, and Sacramento international airports

Building A

Tracy, California



Property Description

- 665,000 SF, divisible
- State-of-the-art Warehouse/Manufacturing facility
- 36' minimum clear height
- ESFR fire suppression system
- Office space to suit
- 2% skylights
- 56' x 60' typical column spacing
- 70' speed bay
- 6.5" reinforced concrete floors
- 4,000 Amps, 277/480v, 3-phase, expandable

Loading

- Cross-dock design
- Four (4) 12' x 14' grade level doors
- 185' Truck court with 60' concrete truck aprons
- One Hundred Thirty-Five (135) 9'x10' dock high positions

Parking

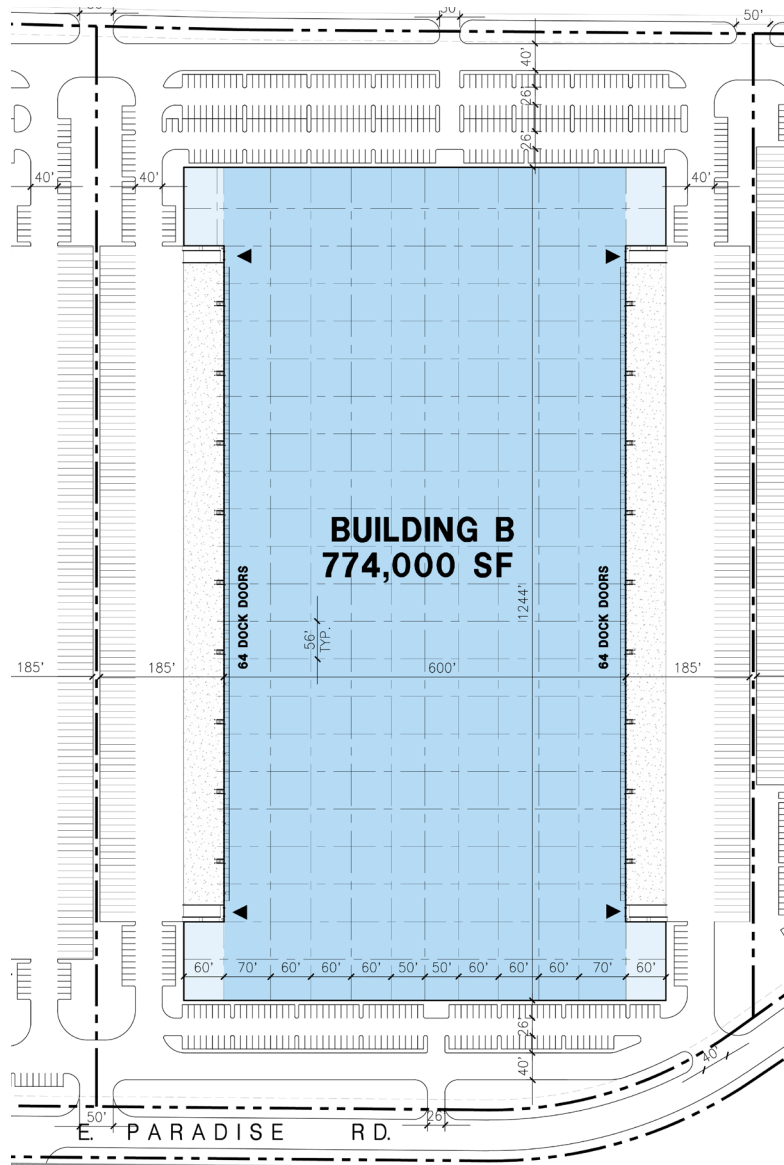
- 189 trailer parking positions
- 434 auto parking spaces

Location

- Zoned Industrial, NEI Specific Plan
- 7.2 Million People within 60 miles
- Premier Tracy location, optimal for service to the Bay Area, Northern California, and the Western United States

Building B

Tracy, California



Property Description

- 774,000 SF, divisible
- State-of-the-art Warehouse/Manufacturing facility
- 40' minimum clear height
- ESFR fire suppression system
- Office space to suit
- 2% skylights
- 56' x 60' typical column spacing
- 70' speed bay
- 6.5" reinforced concrete floors
- 4,000 Amps, 277/480v, 3-phase, expandable

Loading

- Cross-dock design
- Four (4) 12' x 14' grade level doors
- 185' Truck court with 60' concrete truck aprons
- One Hundred Twenty-Eight (128) 9' x 10' dock high positions

Parking

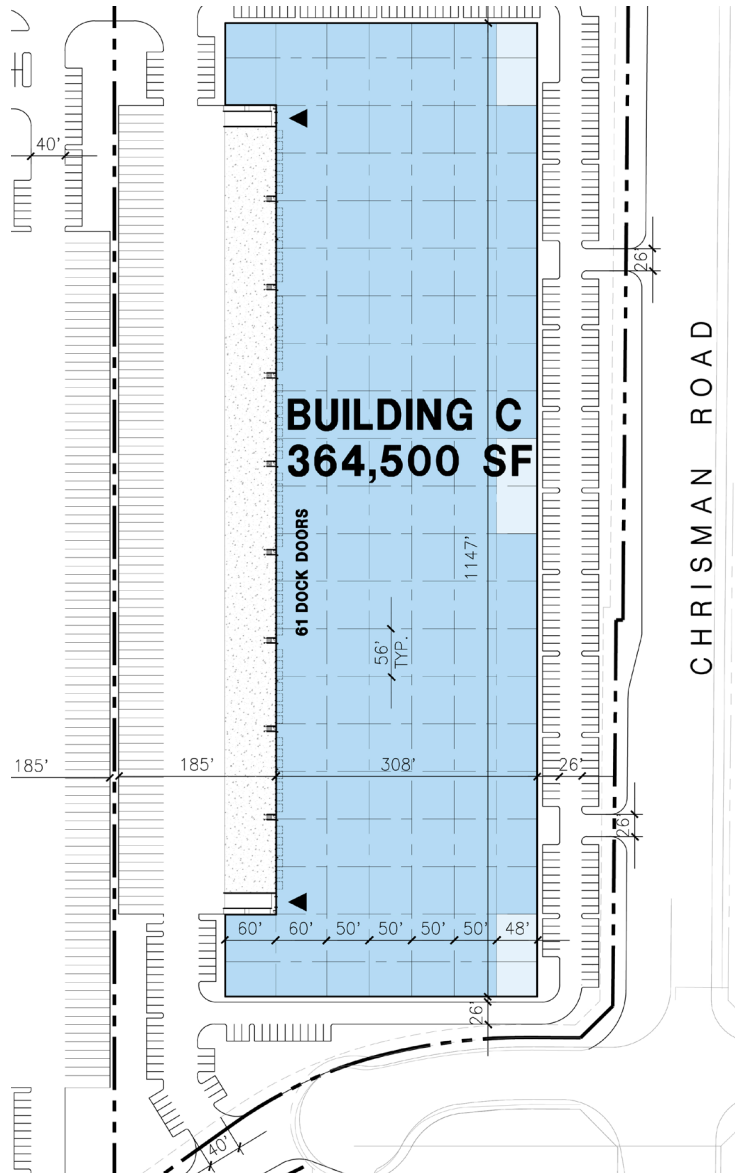
- 200 trailer parking positions
- 512 auto parking spaces

Location

- Zoned Industrial, NEI Specific Plan
- 7.2 Million People within 60 miles
- Premier Tracy location, optimal for service to the Bay Area, Northern California, and the Western United States

Building C

Tracy, California



Property Description

- 364,500 SF, divisible
- State-of-the-art Warehouse/Manufacturing facility
- 36' minimum clear height
- ESFR fire suppression system
- Office space to suit
- 2% skylights
- 56' x 50' typical column spacing
- 70' speed bay
- 6.5" reinforced concrete floors
- 4,000 Amps, 277/480v, 3-phase, expandable

Loading

- Rear-load design
- Two (2) 12' x 14' grade level doors
- 185' Truck court with 60' concrete truck apron
- Sixty-One (61) 9' x 10' dock high positions

Parking

- 95 trailer parking positions
- 314 auto parking spaces

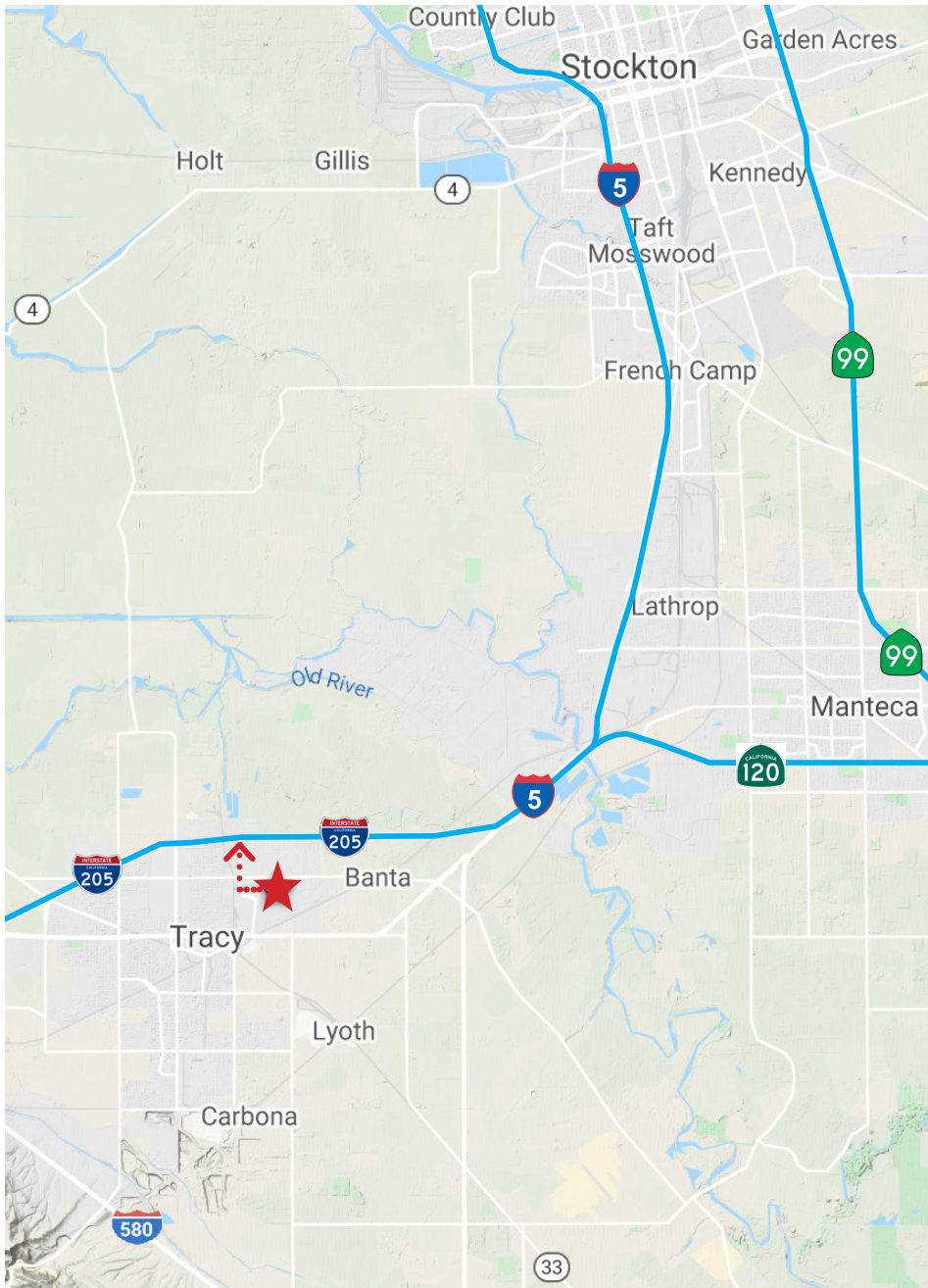
Location

- Zoned Industrial, NEI Specific Plan
- 7.2 Million People within 60 miles
- Premier Tracy location, optimal for service to the Bay Area, Northern California, and the

Corporate Neighbors

Tracy, California





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