

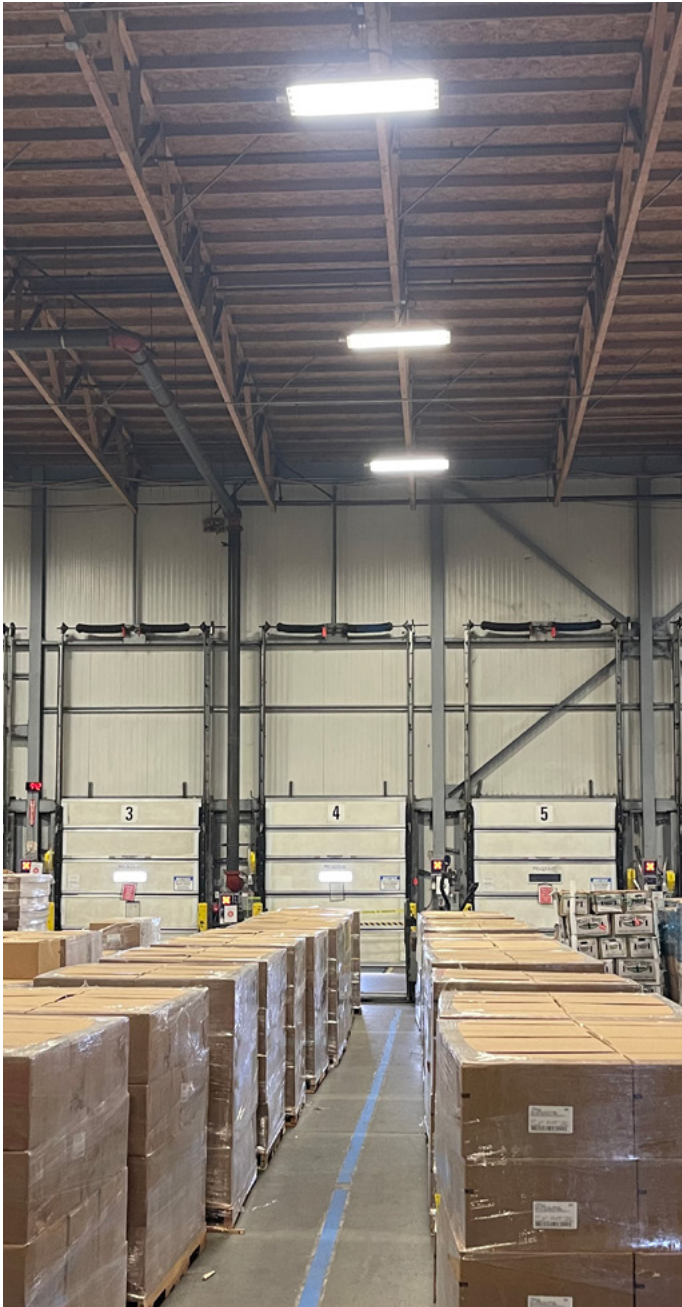


Class A Cold Storage Distribution Building

PROLOGIS RICHMOND

2041 Factory Street
Richmond, CA

109,594 Square Feet Available



CLASS A STATE-OF-THE-ART CONSTRUCTION BUILT 2005



TOTAL BUILDING SIZE:
±109,594 SF



±42,873 SF COOLER



PROPERTY IS FULLY FENCED AND GATED (GUARD GATE, LIGHT AND SECURE)



PROPERTY LOCATED ON 7.62 ACRES (32% COVERAGE RATIO)



USDA INSPECTION ROOMS



APPROXIMATELY 9,000 PALLET POSITIONS



HIGHLY FUNCTIONAL 32' COLD DOCK STAGING AREA



±16,546 SF OF OFFICE SPACE



FORKLIFT CHARGING STATION AND REPAIR / MAINTENANCE ROOMS



UNION PACIFIC



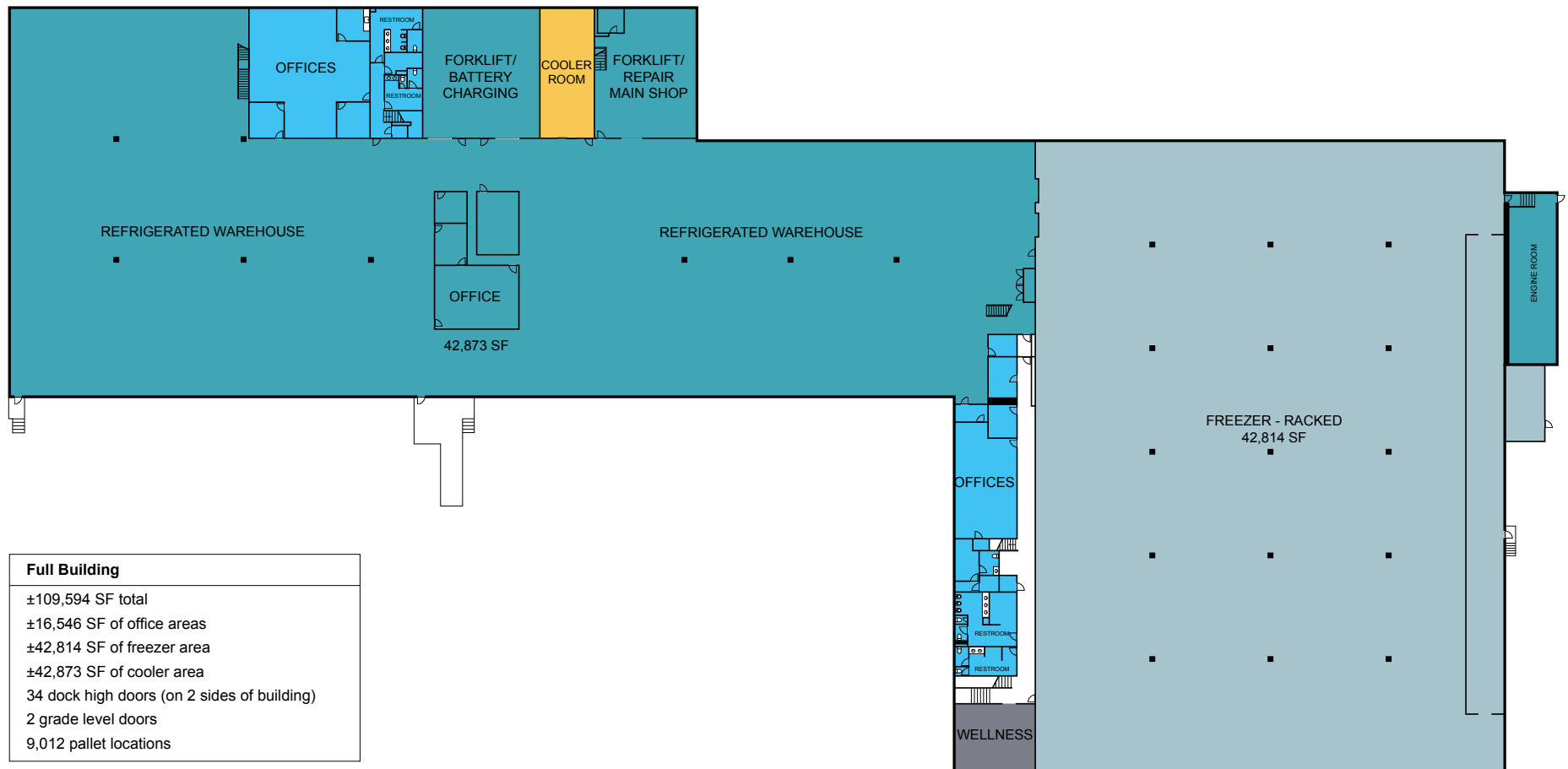
3,000 AMPS OF 480 VOLT POWER



LOADING CAPABILITIES
34 DOCK DOORS WITH DOOR SEALS AND PIT LEVELERS
2 GRADE LEVEL DOORS
LOADING ON TWO SIDES OF THE BUILDING
2 RAIL DOORS (ACTIVE UNION PACIFIC)

EXISTING FREEZER INFRASTRUCTURE

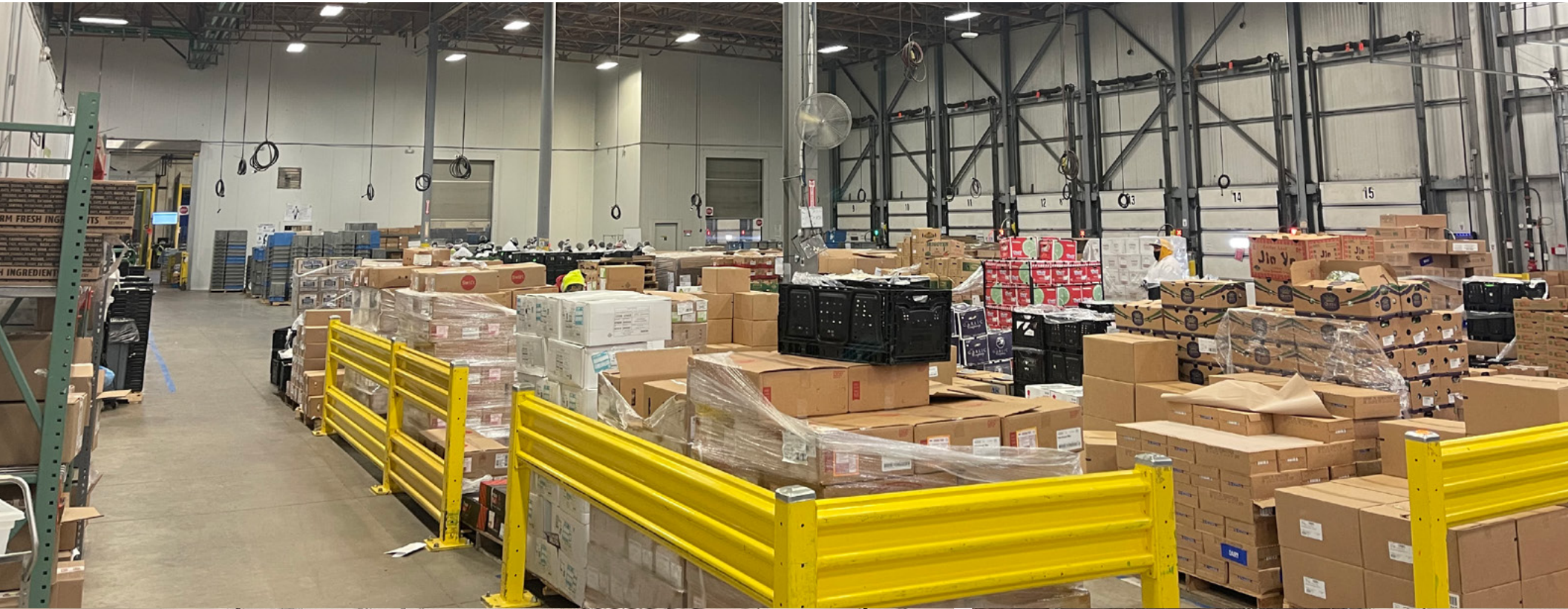
- ±2,115,000 cubic feet
- ±42,814 SF -10° degree freezer warehouse; 47' clear
- Racking potentially available



PARKING

- Employee parking lot with ± 140 car stalls
- Expansive yard area for truck maneuverability, trailer and employee parking (32% coverage ratio)







POPULATION DENSITY

PEOPLE /PER SQUARE MILE

- Less than 1,000
- 1,000 - 10,000
- 10,000 - 15,000
- 15,000 - 20,000
- 20,000 - 60,000
- More than 60,000





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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.

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Value Beyond the Building

LABOR & PRODUCTIVITY

- Hire/retain
- Virtual reality training & education
- Community Workforce Initiative (CWI)
- Robotics fulfillment systems
- Software/technology for productivity and safety



WAREHOUSE TECHNOLOGY

- Internet
- Wireless networks
- Barcode hardware
- Security cameras
- Network connected devices



ENERGY

(LED Lighting & Solar)

- Solar solutions
- Warehouse LED upgrades
- Individual LED fixtures



FORKLIFTS

- New
- Used
- Leases



MORE OFFERINGS

- Internet of things
- Transportation
- Automation



SERVICES

- Moving & relocation
- HVAC maintenance
- Dock maintenance
- Janitorial
- Pest control



RACKING

- New
- Used
- Repair
- Rack buyback



PRODUCTS

- HVAC equipment
- Dock equipment
- Thermal scanning stations
- Hand sanitizing stations
- Office finishes program
- Fans



PROLOGIS
ESSENTIALS

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