

PROLOGIS DUMBARTON LOGISTICS

Where Proximity Powers Performance



INDUSTRIAL SPACE FOR LEASE | AVAILABLE Q3 2026

±198,768 SF



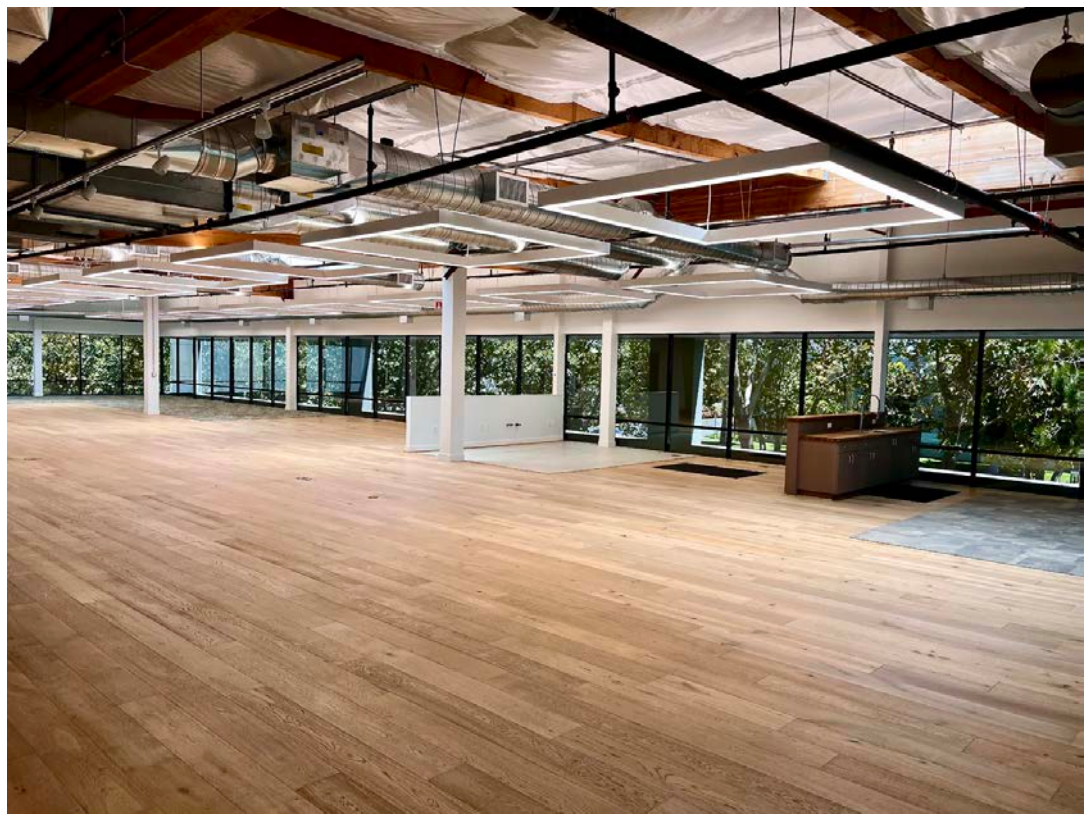
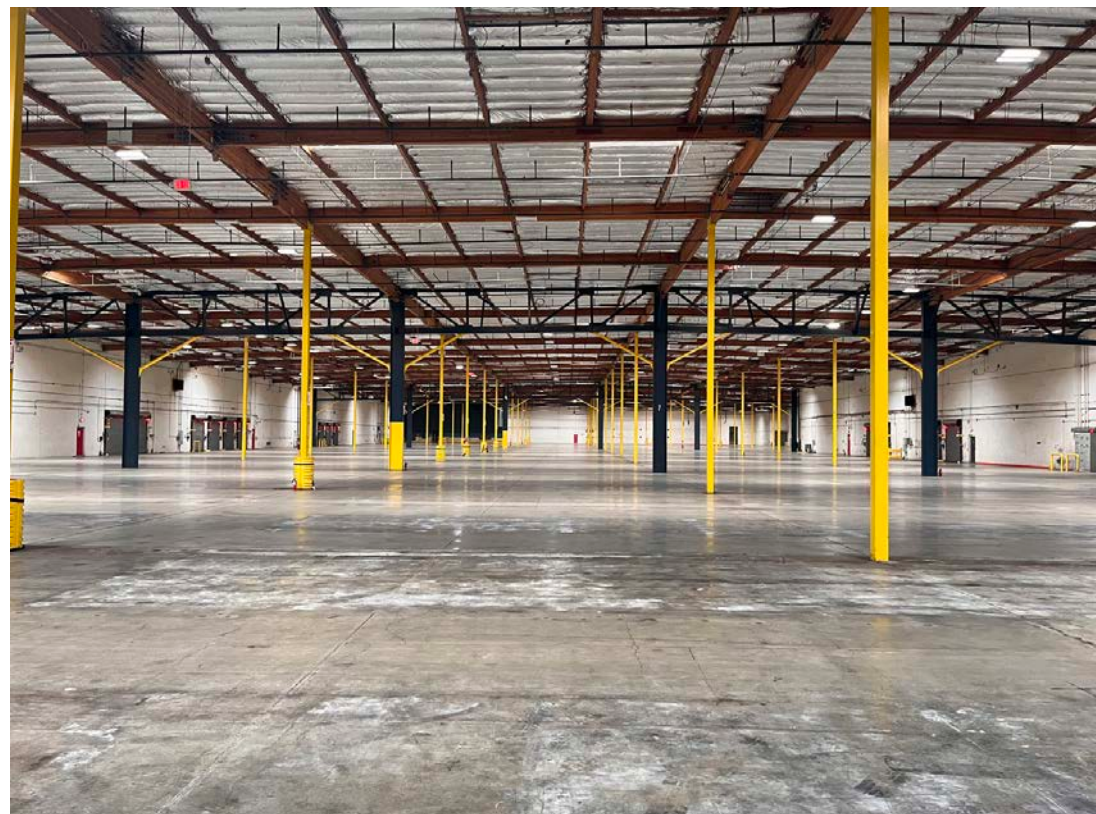
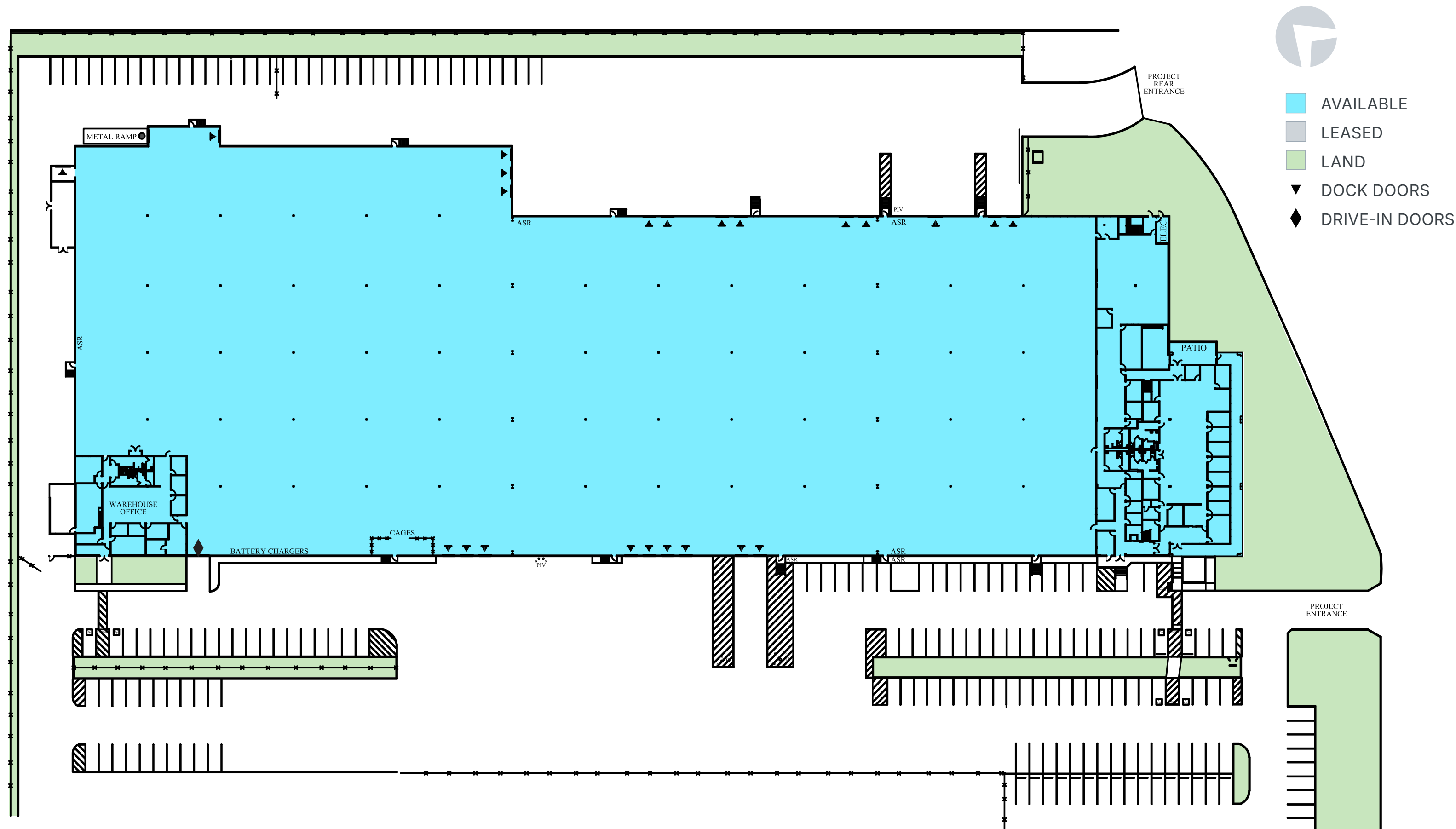
Project Highlights

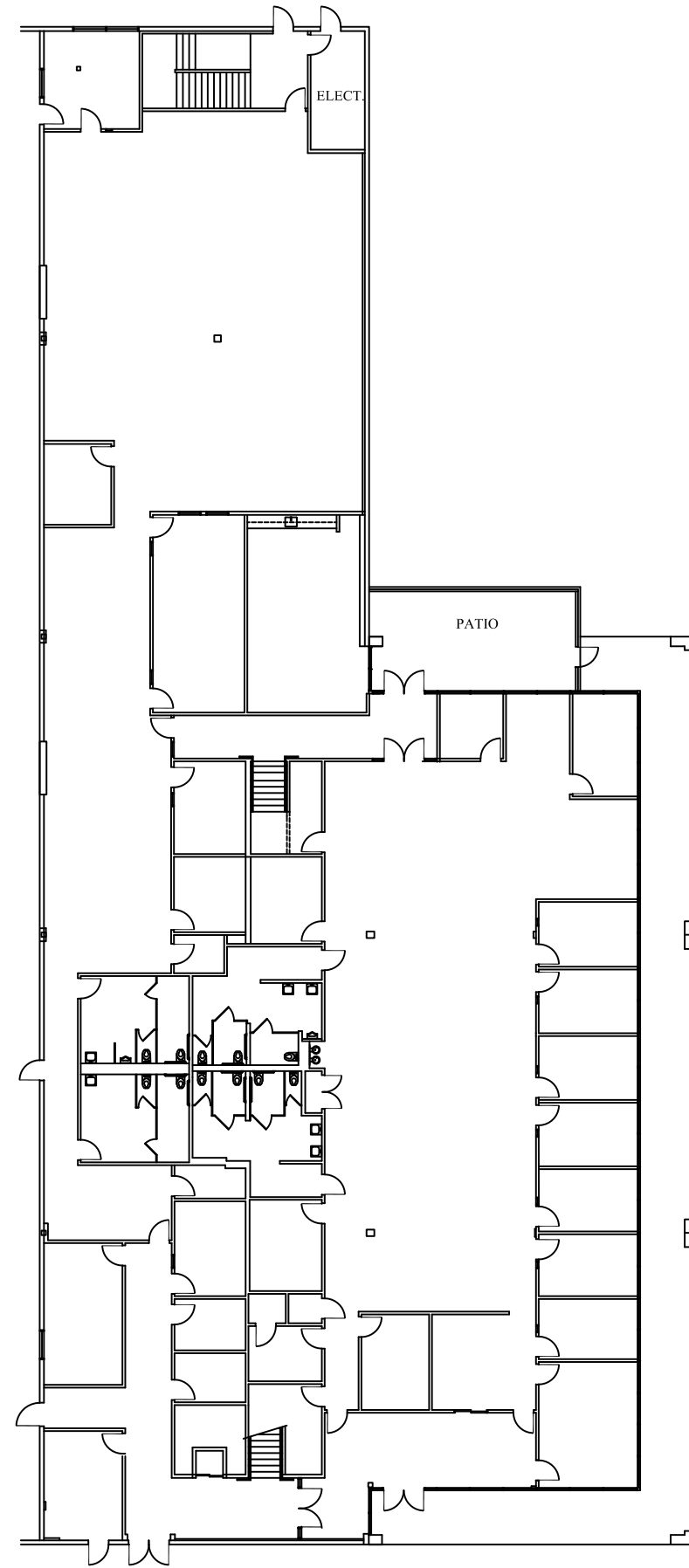
- ✓ ±198,768 SF Free-Standing Industrial Building
- ✓ Power: 1,600 Amps @ 480 Volts
(Power upgrade to 4,000 amps being explored.
More info to come.)
- ✓ True Class A+ Second Story Office Interiors
 - 2nd Story: ±17,184 SF True Class A+ Interiors and Elevator Served
 - 1st Story: ±17,184 SF (Can be converted to accommodate Manufacturing, Assembly, R&D uses)
- ✓ Easy Access to I-880 & CA Hwy. 84
- ✓ Market Ready Improvements Underway: New Asphalt, Exterior Paint, White Box Interior & Office Finishes



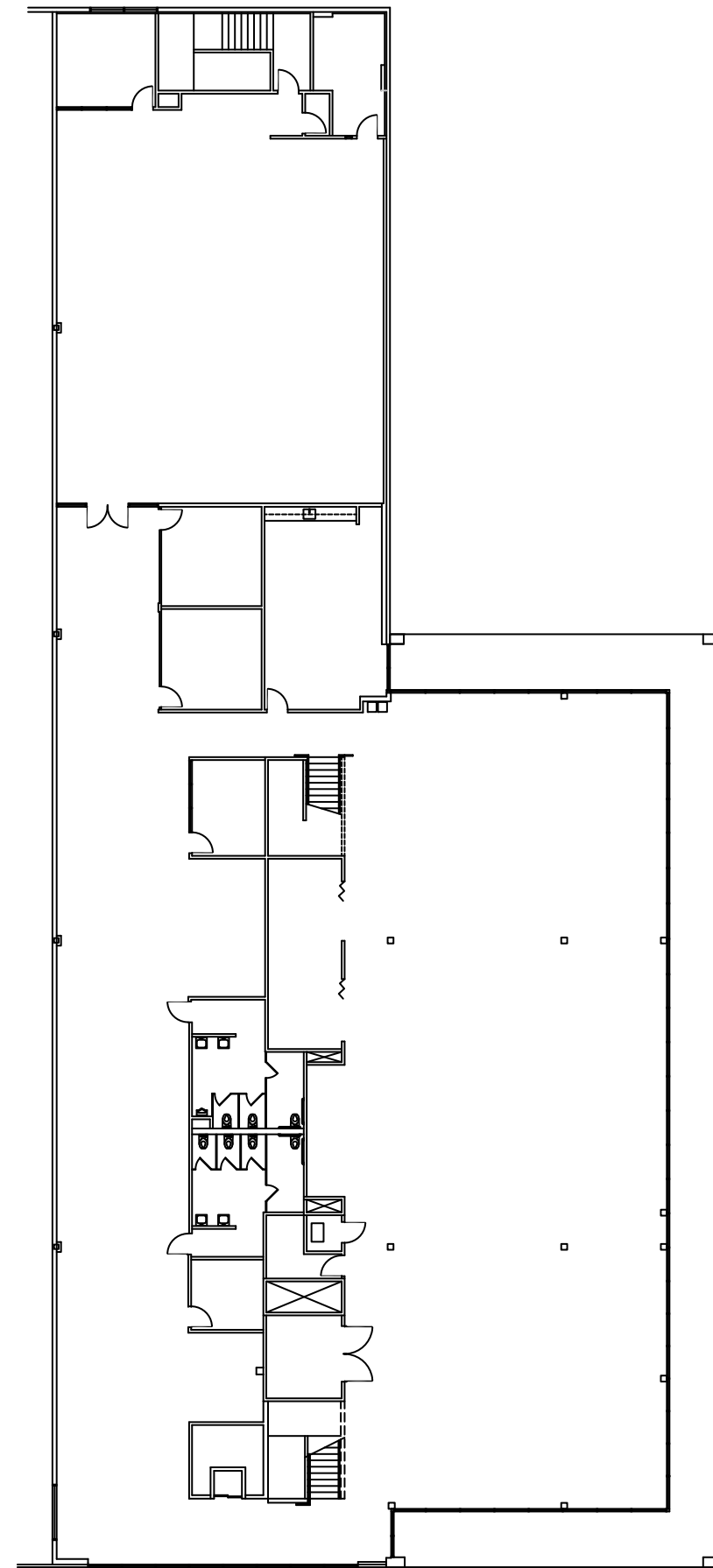
Property Features

Available Space	±198,768 SF
First Floor Office:	±17,184 SF
Second Floor Office:	±17,184 SF
Warehouse Office	±4,803 SF
Warehouse	±159,597 SF
Dock Doors	20
Grade Level Doors	1
Clear Height	26'-28'
Electrical Service	1,600 amps, 277/480v
Sprinkler	.35/3,000 GPM
Typical Column Spacing:	48' x 44'
Vehicle Parking	189 Stalls

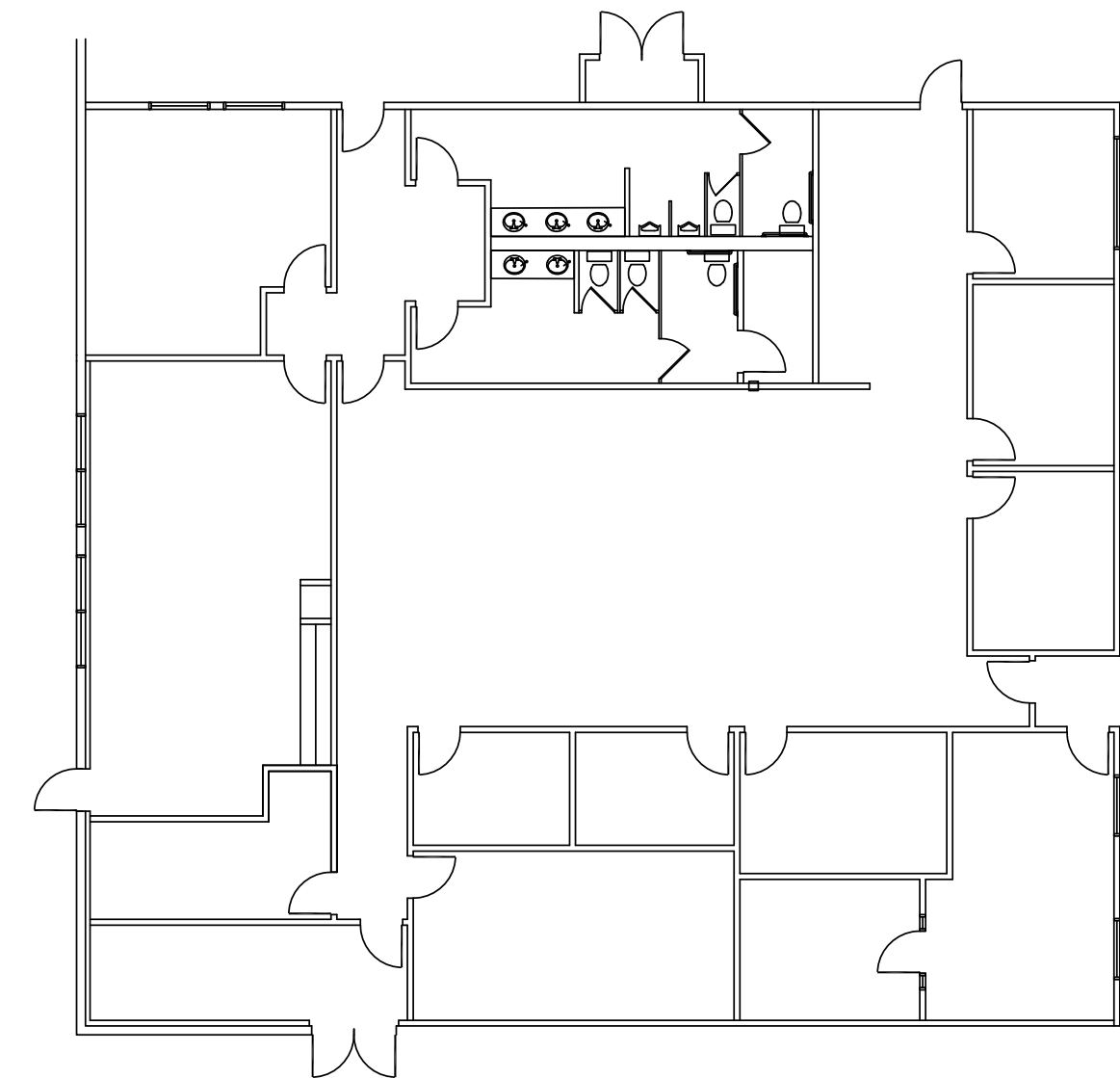




Main Office | 1st Floor
17,184 SF

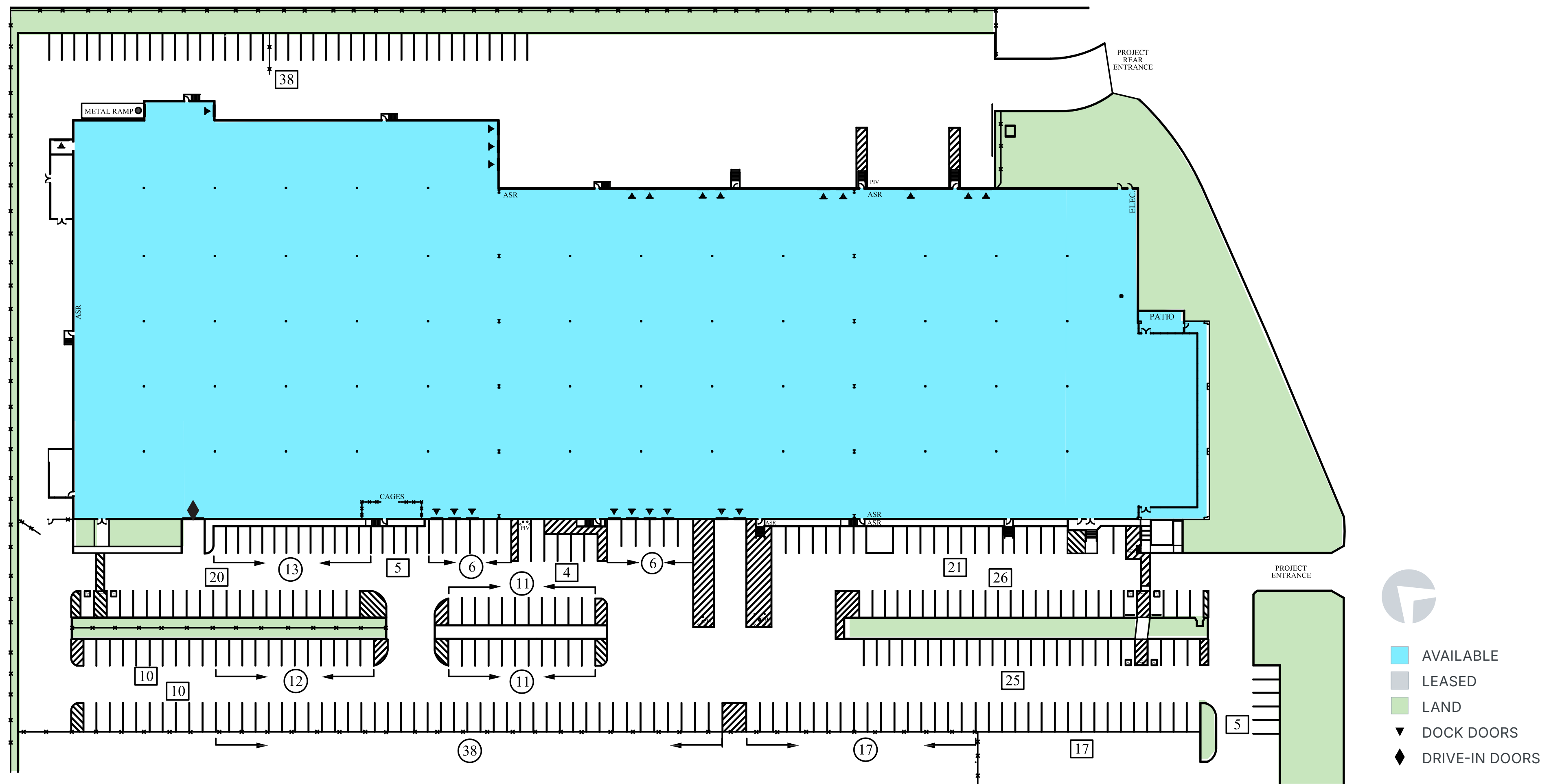


Main Office | 2nd Floor
17,184 SF



Warehouse Office
4,803 SF

Office Floor Plans



Conceptual Parking Plan

Existing
Parking Spaces
181

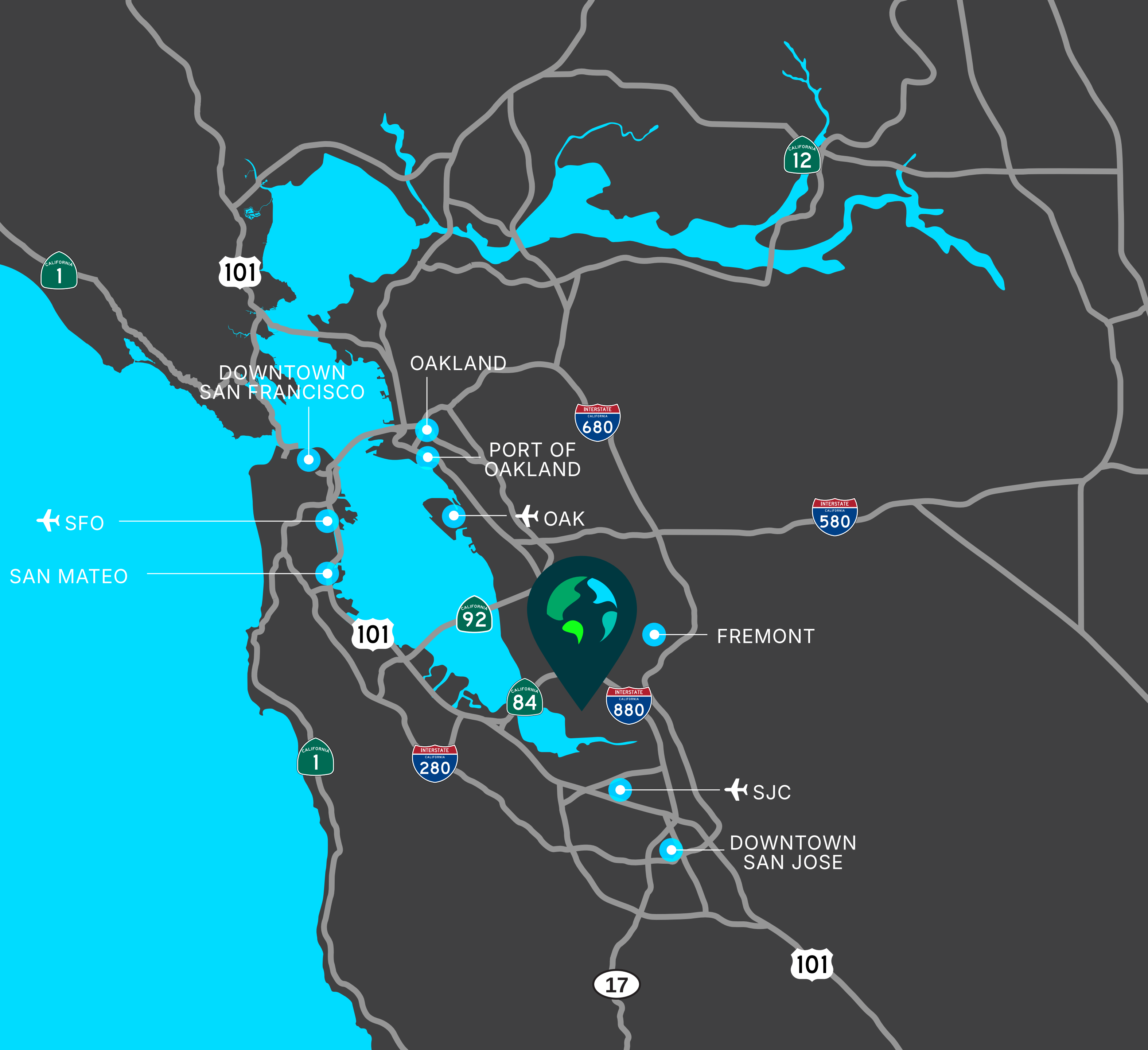
Proposed
Parking Spaces
114

Total Potential
Parking Spaces
295

Area Amenities



Regional Access



Key Distances

4 MILES	Fremont
18 MILES	San Jose Airport (SJC)
20 MILES	Downtown San Jose
20 MILES	Oakland Airport (OAK)
21 MILES	San Mateo
26 MILES	San Francisco Airport (SFO)
27 MILES	Port of Oakland
27 MILES	Oakland
38 MILES	Downtown San Francisco

Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one strategic partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.



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