





PROPERTY FEATURES

- ±450,260 SF divisible to 225,130 SF
- 39' 3 1/8" racking clear height
- 520' x 840' building dimensions
- 50' x 56' column spacing with 60' speed bays
- 319 auto parking stalls
- 109 trailer parking stalls
- 190' and 180' truck courts, 100% concrete and secured
- (83) dock high doors; (4) grade level doors
- · ESFR sprinkler system
- 7200A, 277/480V, 3 phase (SRP)
- R-38 insulation, single ply, 60 mil, TPO roof
- 7" reinforced slab
- · Clerestory windows

BASE BUILDING MAKE READY IMPROVEMENTS

- ±2,725 SF spec office
- Remote warehouse restrooms
- (24) 40k lb mechanical pit levelers
- LED warehouse lighting on 15' whips with motion sensors
- Warehouse HVAC package
- R-11 wall insulation system at 10' to roof deck
- Full notification fire alarm system complete with strobes and horns



O MINUTES / .15 MILES

to Interstate 10 full diamond interchange via Fairway Drive

20 MINUTES / 19 MILES

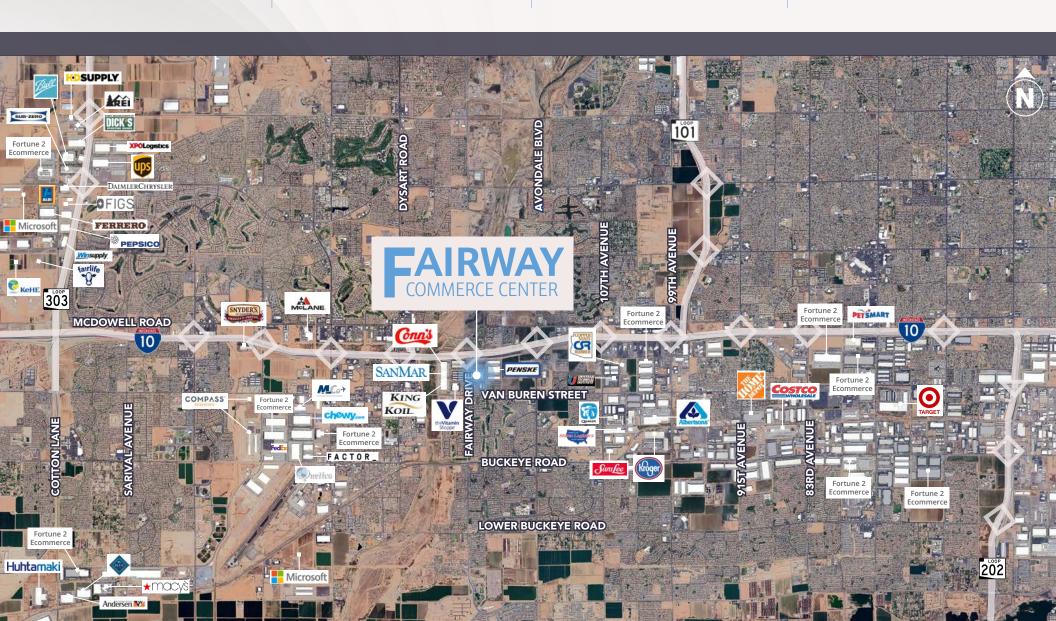
to Phoenix Sky Harbor International Airport

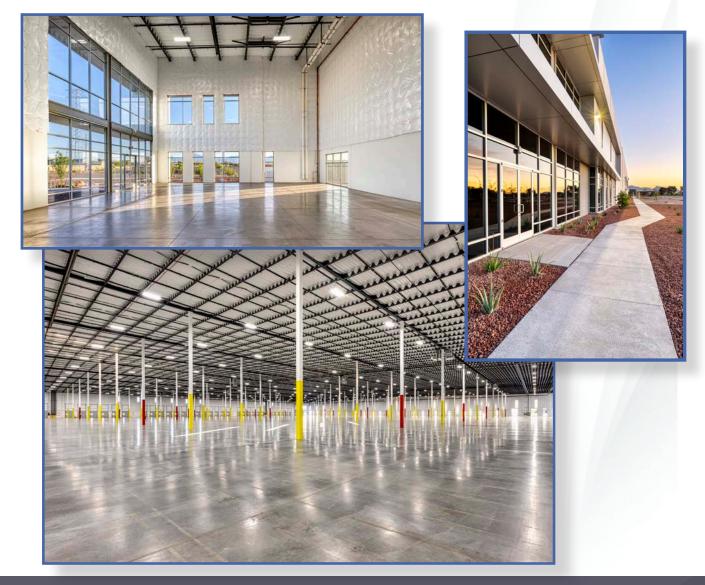
4.5 HOURS / 315 MILES

to Inland Empire, California

5.5 HOURS / 367 MILES

to Ports of Long Beach / Los Angeles





GREATER PHOENIX

Phoenix has the 12th largest metropolitan area in the U.S. with 4.9M people and is projected to grow more than 42% over the next 15 years

Greater Phoenix operating costs average up to 36% less than in California

More than 35M consumers can be reached within a single day truck haul

72.5% Greater Phoenix represents 72.5% of the state's economy

More than 40 univiersites and other institutions prepare the market's workforce across a variety of industries

With a median age of 37.2, Greater Phoenix is the 6th youngest metro in the U.S.

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