



PHASE I

SWC NORTHERN AVENUE & REEMS ROAD, GLENDALE, AZ



PHASE I »

2 Buildings Totaling:
522,600 SF

Site access via
Reems Road and
Northern Avenue

Less than **1 mile** to
full diamond at
Northern Parkway

Less than **2 miles**
to **Loop 303** via
Northern Parkway

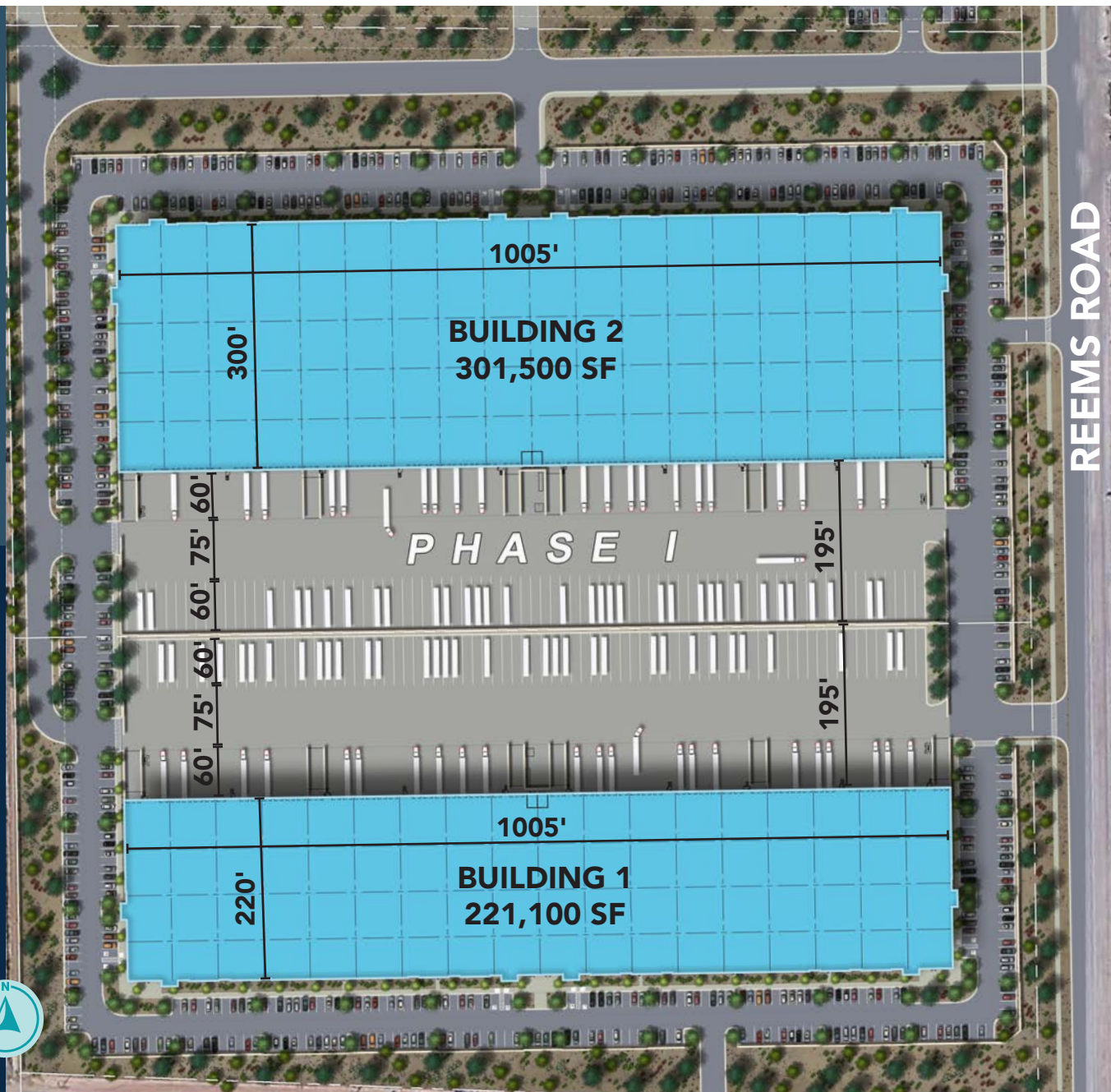
7 miles to the
Loop 303 & I-10
interchange

BUILDING 2

- 301,500 square feet
- 36' clear height
- 52 dock high doors; 6 grade level doors
- ESFR sprinklers
- 334 auto parking; 80 trailer parking
- 60 mil TPO roof
- 195' truck court depth
- Electrical: 3,000 Amps, 277/480 V, 3P (APS)
- LED lighting
- Floor thickness: 7" concrete over 4" compacted A.B.C.
- 56' x 60' column spacing with 60' speed bays
- Reems Road frontage

BUILDING 1

- 221,100 square feet
- 36' clear height
- 52 dock high doors; 6 grade level doors
- ESFR sprinklers
- 295 auto parking; 80 trailer parking
- 60 mil TPO roof
- 195' truck court depth
- Electrical: 3,000 Amps, 277/480 V, 3P (APS)
- LED lighting
- Floor thickness: 7" concrete over 4" compacted A.B.C.
- 56' x 56' column spacing with 60' speed bays
- Reems Road frontage





WHY GLENDALE?

- Abundant top quality and skilled workforce
- 1.9 Million people live within a 30-minute commute
- Optimal location and proximity of abundant workforce eliminates like employer competition for skilled employees

Worker Commute Flows
for workers living and or/working in the commute shed



Source: U.S Census Bureau, Longitudinal-Employer Household Dynamics Program (LEHD) Origin-Destination Employment Statistics (LODES)

THE ARIZONA ADVANTAGE

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule



The West Valley is home to a **1.9 million person** workforce, yet many of those workers are currently traveling to other parts of the Valley for work.

69%

of the West Valley workforce commutes outside the region to work in other parts of Maricopa County

28%

of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here

40%

of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million

62%

of the West Valley population is workforce age.

ABOUT THE DEVELOPER



Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized real

estate solutions. From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process. Hopewell has an extensive track record in all aspects of commercial real estate development and

currently has active projects in various stages of development in Calgary, Edmonton, Winnipeg, Toronto, Ottawa, Phoenix, Las Vegas and Dallas/Fort Worth.

Learn more about the Hopewell difference today: HopewellDevelopment.com

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