



303 COMMERCE CENTER

AVAILABLE FOR BUILD-TO-SUIT
22.35 Acres



SCANNELL
PROPERTIES

BETHANY HOME ROAD & COTTON LANE · GLENDALE, ARIZONA

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

PROPERTY FEATURES

- + 22.35 acres of prime land for a build-to-suit opportunity just off Loop 303 in Glendale, AZ
- + Perfectly suited for a cross-dock building up to 388,000 SF
- + Loop 303 visibility
- + Located in the heart of the Loop 303 corridor surrounded by corporate neighbors like Jacuzzi, REI, Dick's Sporting Goods, Walmart, HD Supply, Ball Corp, Aldi, XPO Logistics, UPS, Ferrero, Pepsi, Best Buy and more
- + **Zoning:** M1, City of Glendale
- + **Power:** APS
- + **Water/Sewer:** Epcor
- + **Fiber:** Cox Communications and/or Lumen
- + Foreign Trade Zone capable
- + Accessible via Loop 303 full diamond interchanges at Bethany Home Road and Glendale Avenue
- + 2 miles south of Northern Parkway
- + 4 miles north of Interstate 10



ALL ABOUT GLENDALE



Glendale is Arizona's 5th largest city with a population of over 260,000



Glendale's Luke Air Force Base is home to the F-35 training program, which is the newest jet in the Air Force



Glendale is accessible to a workforce of 1.7 million within a 30-minute commute



Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University



Glendale's colleges and universities provide an economic impact of \$771 million

DEMOGRAPHICS

WITHIN A 15, 25 AND 35-MINUTE DRIVE FROM SITE

| | 15 MIN | 25 MIN | 35 MIN |
|-----------------------------|-----------|-----------|-----------|
| ESTIMATED POPULATION (2023) | 362,675 | 1,119,069 | 2,113,239 |
| PROJECTED POPULATION (2028) | 389,111 | 1,172,757 | 2,189,593 |
| DAYTIME POPULATION | 289,558 | 933,276 | 2,015,518 |
| AVERAGE HOUSEHOLD INCOME | \$115,171 | \$100,707 | \$96,282 |
| MEDIAN AGE | 36.3 | 35.9 | 34.7 |
| MEDIAN HOME VALUE | \$381,902 | \$348,931 | \$343,474 |



ARIZONA COMPETITIVENESS

Quality jobs income tax credits

Job training reimbursable grants

R&D tax credit

Foreign trade zone capable

Qualified facility tax incentives

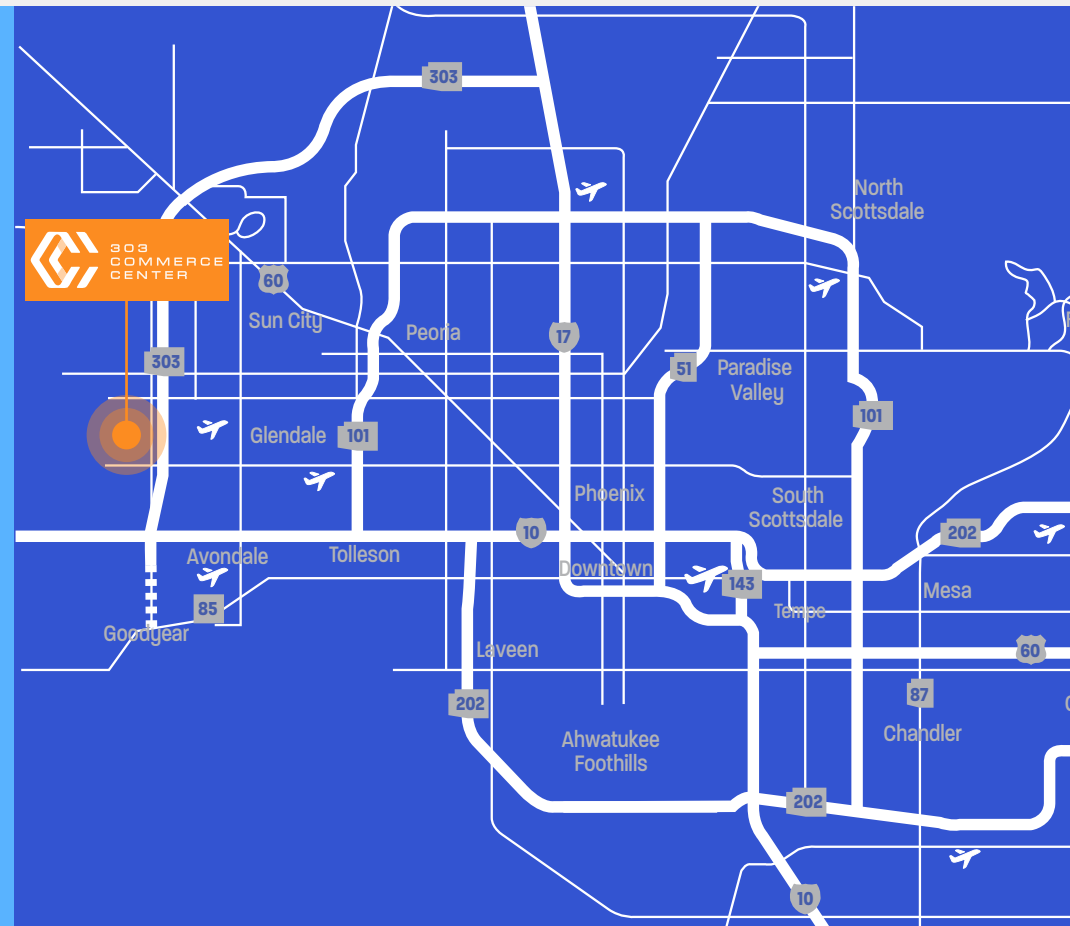
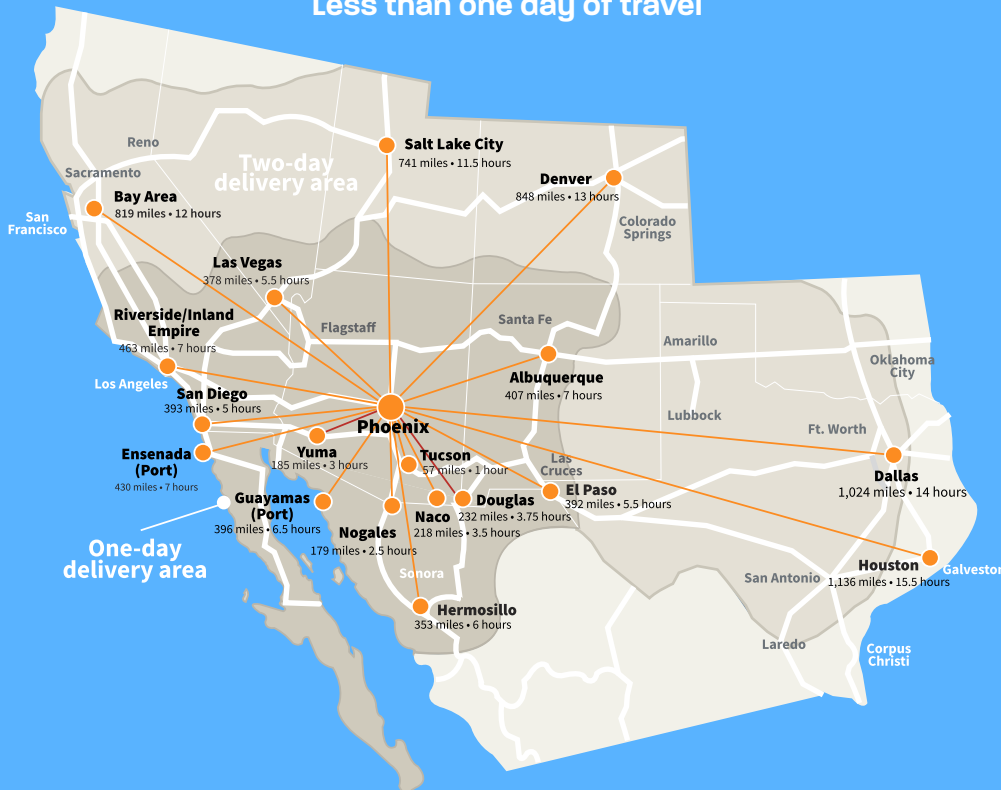
Renewable energy tax program

100% Electable sales factor for multi-state corporations

30% Reduction in corporate income tax rate

Improved accelerated depreciation schedule

Multi-modal access to key western U.S. markets:
Less than one day of travel



For more information:

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