



THE CUBES

GLENDALE



CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

838,824 SF
CROSS-DOCK
BUILDING
AVAILABLE

7151 N REEMS ROAD
GLENDALE, ARIZONA

838,824 square feet

SPECULATIVE BUILDING

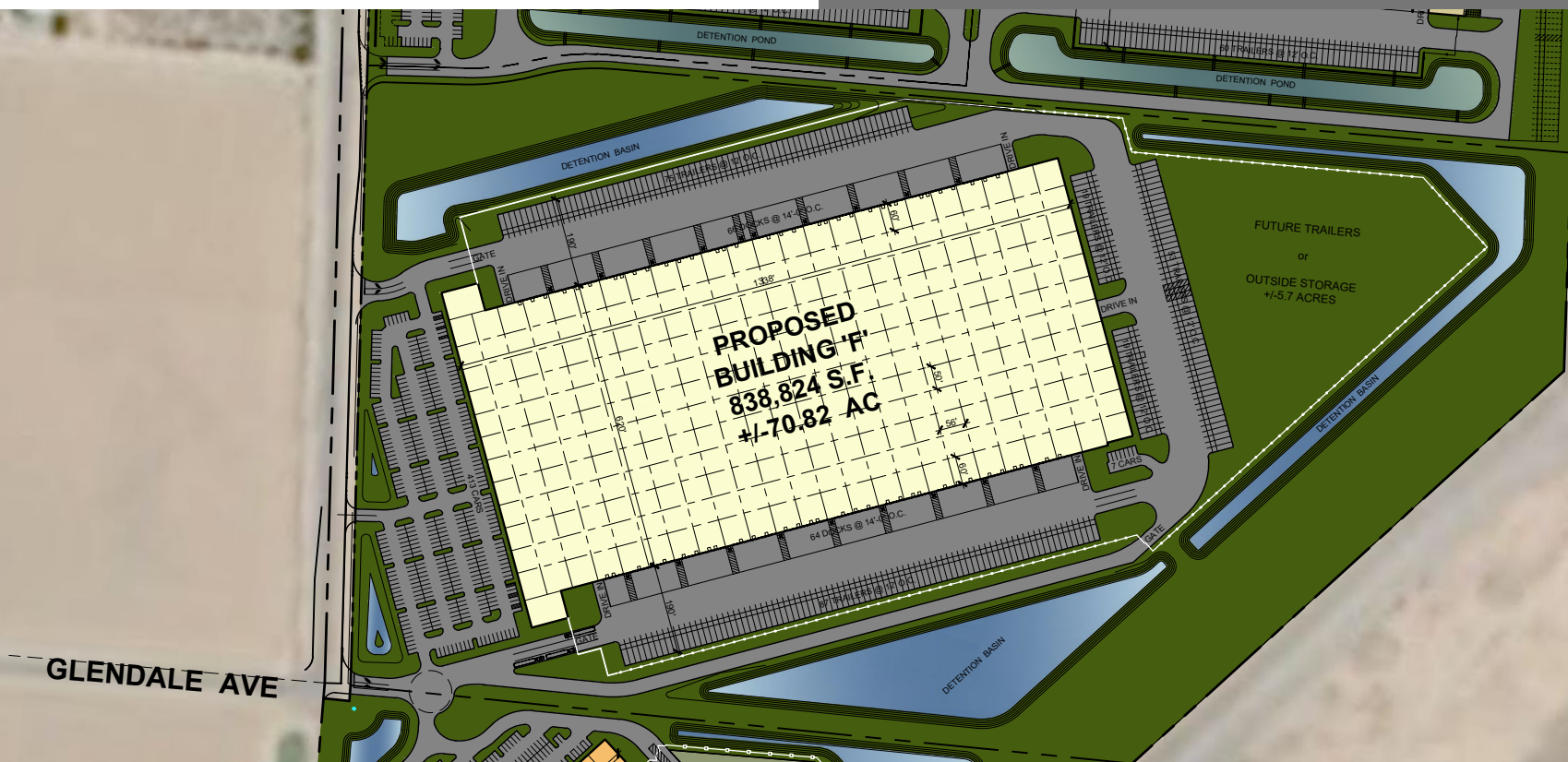
40' minimum
clear height

190'
truck court

620' building depth

PROPERTY FEATURES

- ±838,824 SF Building
- 130 (9' x 10') dock high doors
- 4 (14' x 16') drive-in doors
- 1 (20'x20') grade level door on the east side of the building
- 50' x 56' typical column spacing with 60' speed bays
- 420 car parking spaces (expandable)
- 253 trailer parking spaces (expandable)
- Moment framing
- Clerestory windows
- Internal stair tower for roof access
- K25 ESRF fire sprinkler system
- Three 3,000 Amp, 480/277V, 3-phase power services
- 8" flooring, unreinforced
- 60 mil TPO roof system; 20 year warranty
- 5.7 AC's for trailer parking expansion, up to ±403 total trailer spaces
- Dedicated truck queuing lane
- Heavy industrial zoning
- **Make Ready Work**
 - ±3,500 SF spec office in SW building corner and remote restrooms per code
 - Warehouse HVAC (-78 degrees) + R-13 wall insulation
 - LED lights (25 FC)
 - Full Dock packages on every other door (40k lb hydraulic pit levers, fan/light combo kits, dock seals, stop/go lights, and truck restraints.)





The Cubes at Glendale is minutes from the confluence of Loop 303 and the Northern Parkway, ideally located to serve Arizona as well as the key markets in the Western United States including San Francisco, Ports of Los Angeles & Long Beach, New Mexico, Utah and Nevada.

LOCATION FEATURES

- Immediate access to Northern Parkway via a full diamond interchange at Reems Road
- ± 1.5 miles from Loop 303 via full diamond interchanges at Northern Avenue and Glendale Avenue
- ± 6.5 miles from Interstate 10
- Adjacent to Luke Air Force Base
- 30 miles from Phoenix Sky Harbor International Airport
- Foreign Trade Zone (FTZ) capable

THE WEST VALLEY

- 1.6 million people live in the West Valley
- \$62,775 is the average annual income for households in the West Valley
- 62% of the West Valley population is workforce age
- Top Employers include: Banner Health, Luke Air Force Base, Fortune 2 E-Commerce, PetSmart, Swift, FedEx

ARIZONA COMPETES

- 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

CITY OF GLENDALE

- Glendale is Arizona's 6th largest city with a population of over 258,000
- 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



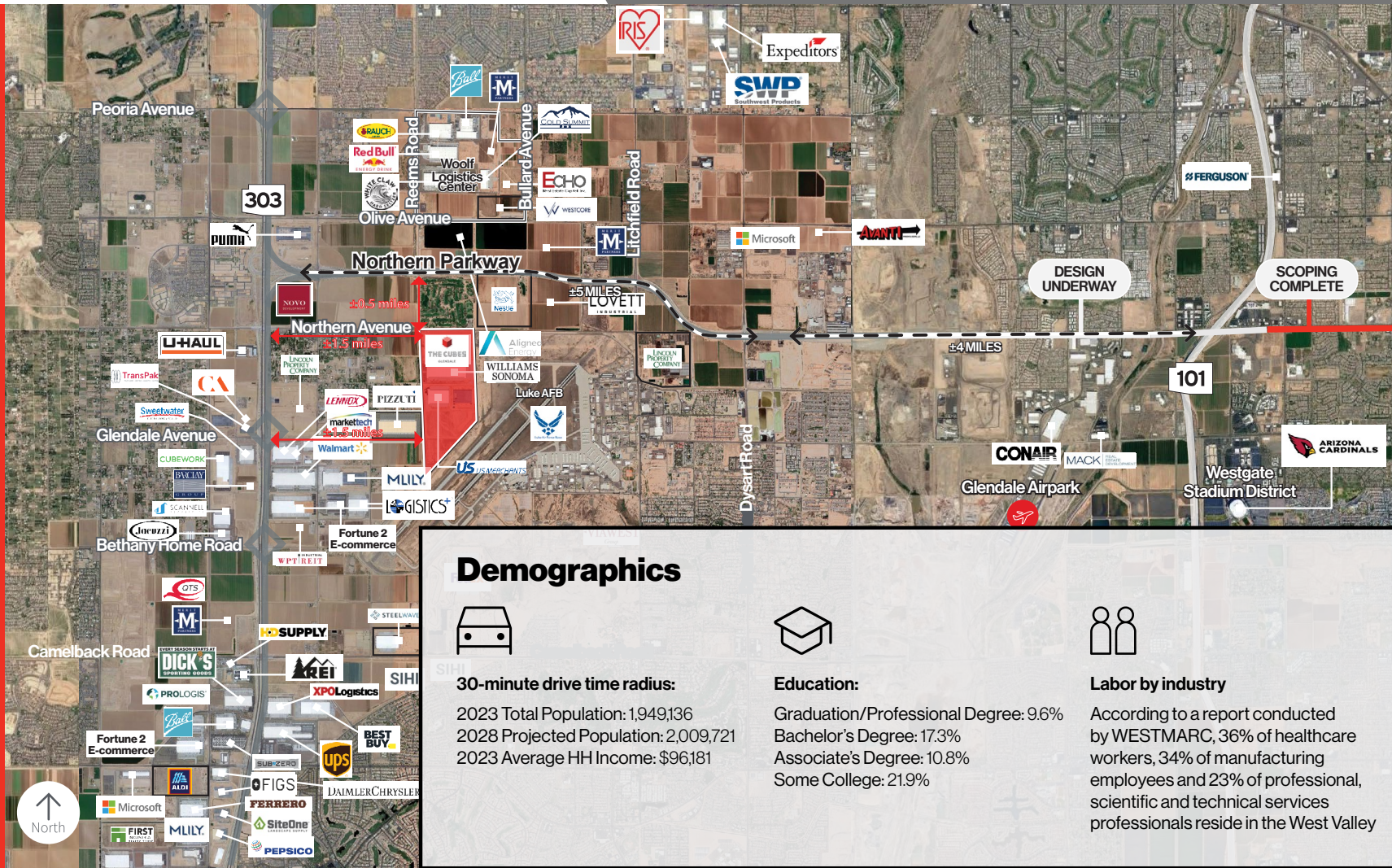
For more information:

John Lydon
Senior Managing Director
+1 602 282 6326
john.lydon@jll.com

Kelly Royle
Vice President
+1 602 282 6258
kelly.royle@jll.com

Nicole Marshall
Associate
+1 602 282 6300
nicole.marshall@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.



Demographics



30-minute drive time radius:

2023 Total Population: 1,949,136
2028 Projected Population: 2,009,721
2023 Average HH Income: \$96,181



Education:

Graduation/Professional Degree: 9.6%
Bachelor's Degree: 17.3%
Associate's Degree: 10.8%
Some College: 21.9%



Labor by industry

According to a report conducted by WESTMARC, 36% of healthcare workers, 34% of manufacturing employees and 23% of professional, scientific and technical services professionals reside in the West Valley