



**READY FOR OCCUPANCY**

6701

Jones Lang LaSalle Americas, Inc. License #: CO508577000

**±215,419 SF (divisible)**

6701 North Logistics Way  
Glendale, Arizona

**303**   
LOGISTICS  
PHASE TWO



W.M. GRACE COMPANIES  
SINCE 1966

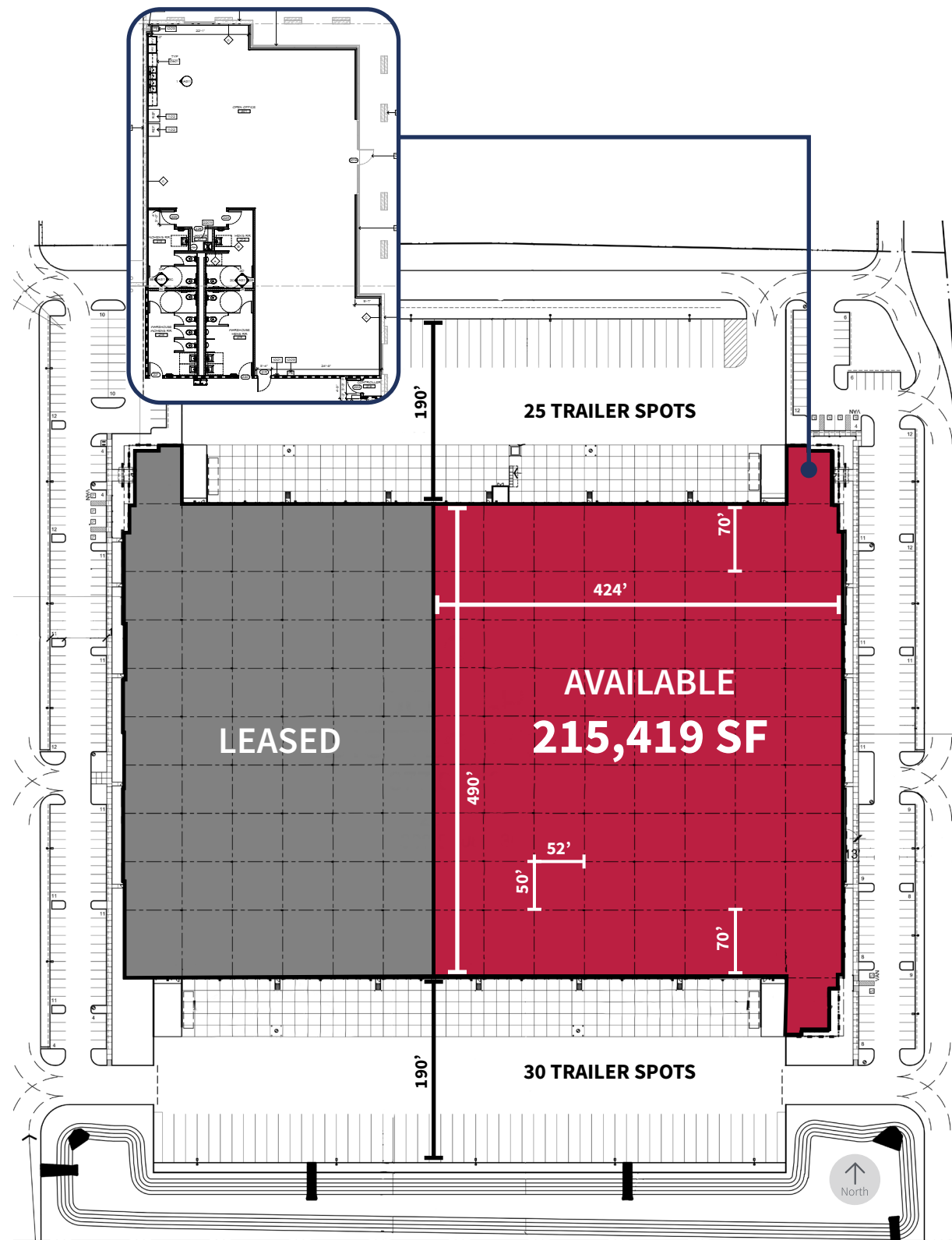


# PROPERTY FEATURES

- 377,028 SF cross dock building on a 26.2 acre site
- 215,419 SF (divisible)
- 490' x 424' space dimensions
- 36' clear height
- 52' x 50' column spacing with 70' speed bays
- 190' concrete truck courts
- 44 dock high doors
- 2 14' x 14' grade level doors
- 55 trailer parking spaces (expandable)
- 148 auto parking spaces
- ESFR sprinkler system
- Fully gated / secure truck court
- Clerestory windows
- Panelized roof system with R-30 batt insulation
- White scrim under roof deck
- Power (APS): 800 amps; 277/480v, 3 phase existing. Additional 3,000 amps available if needed (switch gear and distribution panels already procured)
- Water/Sewer: EPCOR

## MAKE READY IMPROVEMENTS

- ✓ ± 4,000 SF spec office (in progress)
- ✓ R-11 wall insulation system at 10' to roof deck
- ✓ (10) 40k lb capacity pit levelers with locks and lights
- ✓ LED warehouse lighting at 30 foot candles on 15' whips with motion sensors
- ✓ Full warehouse HVAC system





# PROJECT OVERVIEW

- 4 building Industrial park
- 1.3 million square feet total
- On-site retail amenities
- Phase I - leased
- Phase II - delivered
- Phase III - planned
- Loop 303 frontage
- Approximately 5 miles from I-10

## AREA DEMOGRAPHICS

### 30 minute drive time

Population:	<b>1,347,515</b>
Households:	<b>450,421</b>
Families:	<b>326,314</b>
Average Size:	<b>3.45</b>
Median Age:	<b>34.4</b>
Median Household Income:	<b>\$60,194</b>
Average Household Income:	<b>\$78,669</b>

### Education



College-Educated:	<b>31.6%</b>
Associate Degree:	<b>9.0%</b>
Bachelor Degree:	<b>14.7%</b>
Graduate Degree:	<b>7.9%</b>

### Trends, 5 year projected growth

Population:	<b>8.1%</b>
Households:	<b>7.8%</b>
Families:	<b>7.8%</b>
Median Household Income:	<b>9.6%</b>

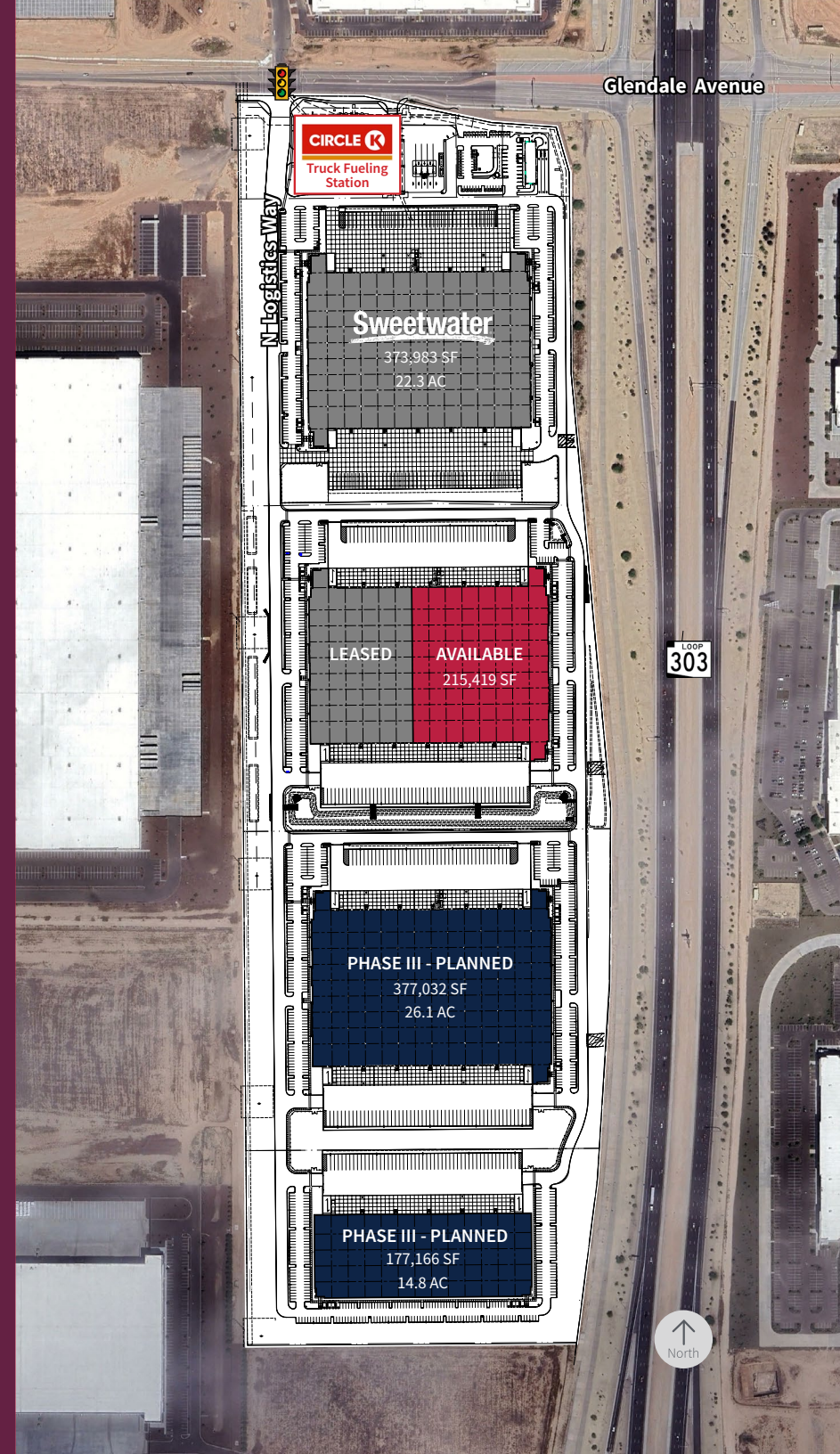
### Workforce



<b>12.8%</b>	Management, business, science and arts occupations
<b>10.6%</b>	Sales and office occupations
<b>18.6%</b>	Service occupations
<b>13.1%</b>	Production, transportation & material moving occupations

### Foreign trade zone (capable)

- **72%** reduction in real property tax
- **72%** reduction in personal property (equipment) tax
- Duty Deferral
- Duty Elimination
- Reduced customs reporting entries







# 303

## LOGISTICS PHASE TWO

6701 North Logistics Way  
Glendale, Arizona

### The West Valley, Arizona

- **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
- **69%** of the West Valley workforce commutes outside of 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
- **Top Employers include:** Banner Health, Luke Air Force Base, Amazon, PetSmart, Swift, FedEx

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