



**CALIBER**  
BY GREYSTAR

**Building A | ±114,446 SF**  
For Sale or Lease

**3 BUILDING INDUSTRIAL PARK**

9595 N. 79th Avenue, Peoria, Arizona



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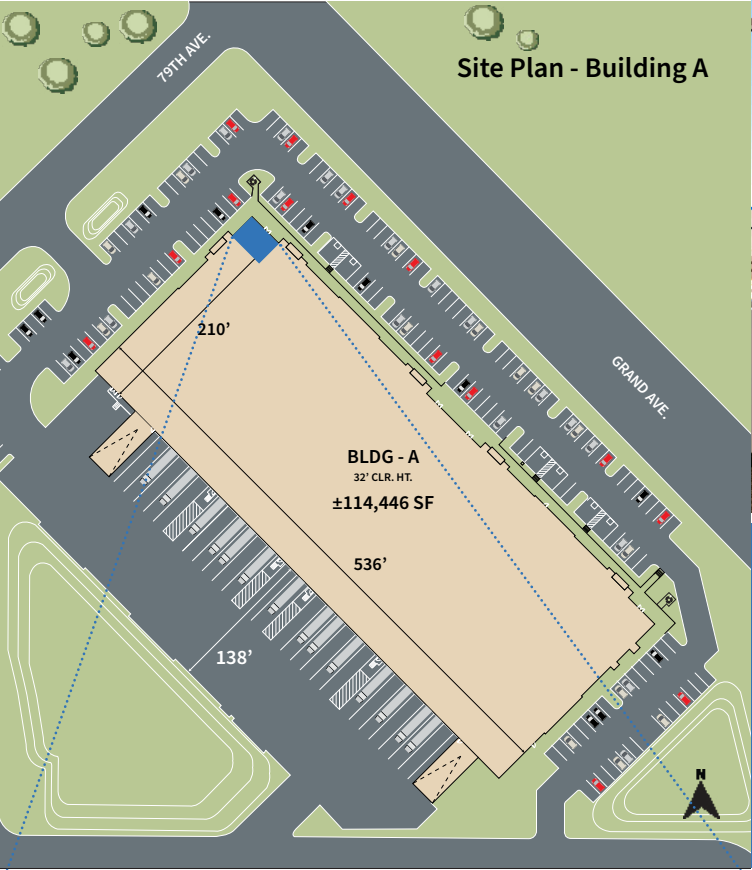


# BUILDING SPECIFICATIONS

ADDRESS	9595 N 79th Ave
BUILDING SIZE	114,446 SF (Divisible)
DIMENSIONS	210' x 536'
SPEC OFFICE SIZE	2,081 SF
CONFIGURATION	Rear Load
CLEAR HEIGHT	32'
TRUCK COURT	138'
DOCK DOORS	28
DRIVE-IN DOORS	2 (12' x 14')
CAR PARKING	186
LIGHTS	LED
COLUMN SPACING	50' x 52' with 60' speed bay
POWER	3,000 amp (expandable)
SLAB THICKNESS	6" Unreinforced 4000 PSI concrete
ROOF SYSTEM	Panelized roof structure, TPO membrane, 20 year warranty
SPRINKLERS	ESFR

## MAKE-READY IMPROVEMENTS

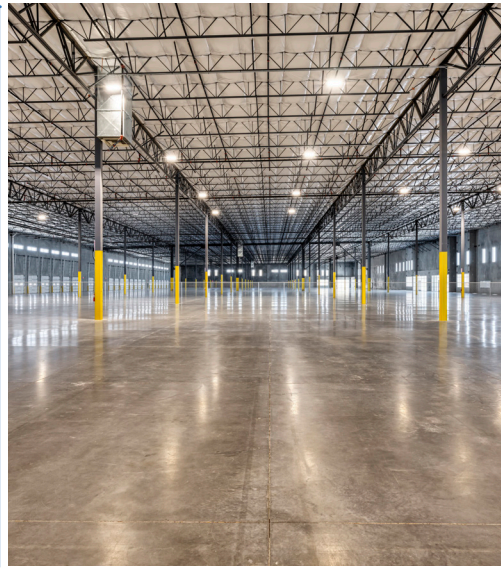
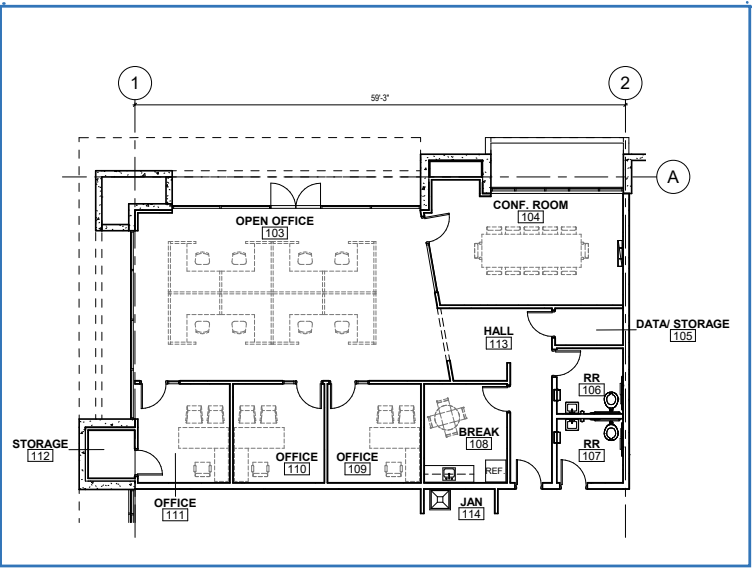
- Raceway infrastructure to
  1. Support roof mounted solar panel system
  2. EV charging stations capability
- Spec suite & LED lights are complete
- HVAC & additional power has been ordered for the park and will be allocated based on tenant need



Spec Suite  
2,081 SF



CLICK OR SCAN  
FOR DIGITAL  
WAR ROOM



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