

# BTS FOR LEASE OR PURCHASE

# ± 40.9 Acres

**303**  
LOGISTICS  
PHASE THREE & FOUR



**Planned for ± 377,032 SF & ± 177,166 SF**

North Logistics Way, Glendale, Arizona



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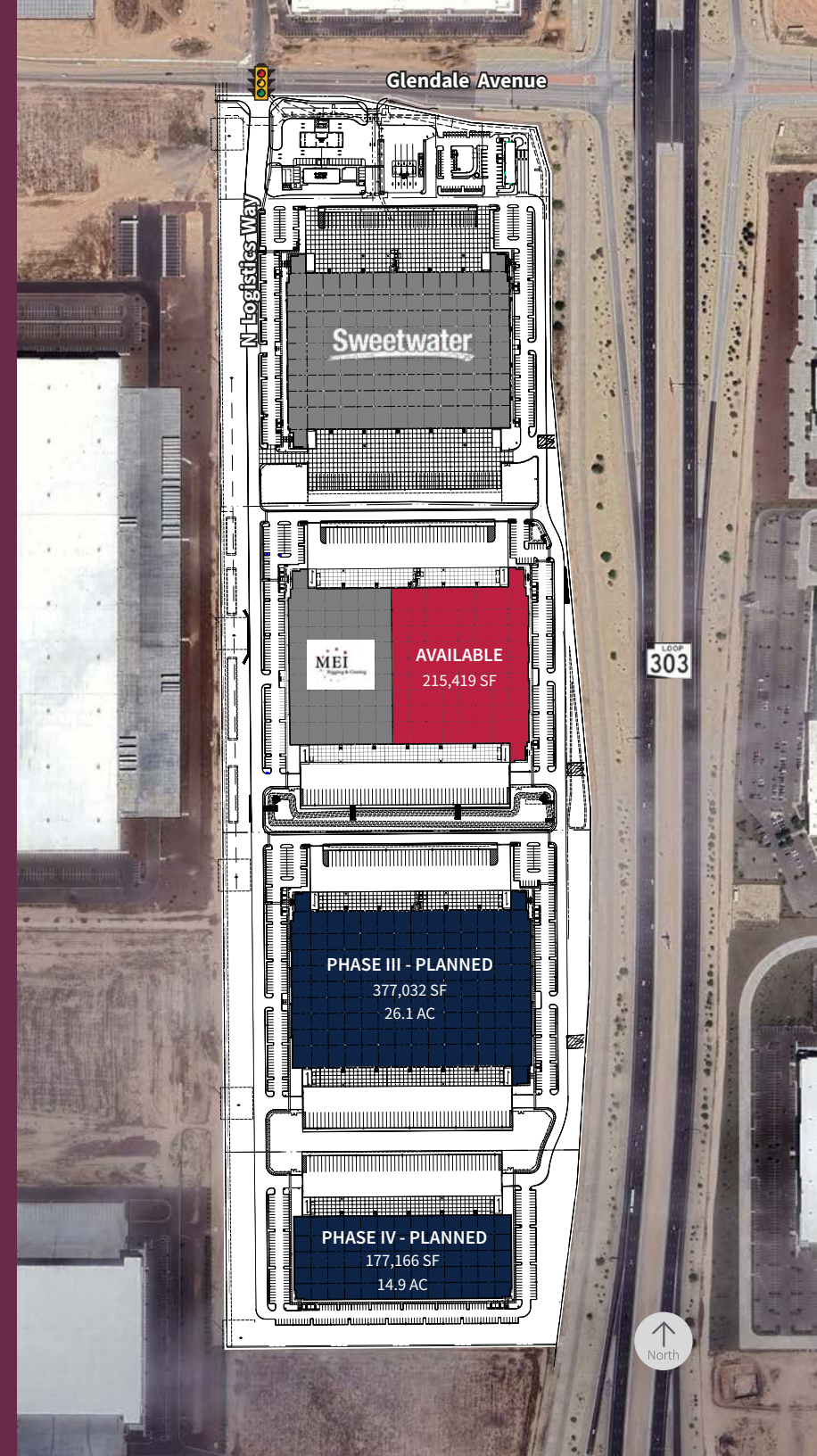


# PROJECT OVERVIEW

- On-site retail amenities
- Phase III - Available for land sale, BTS for lease or BTS for purchase
- Phase IV - Available for land sale, BTS for lease or BTS for purchase
- Loop 303 frontage
- Approximately 5 miles from I-10
- Only 5.5 miles to the Prasada shopping center
- Immediate full diamond interchange at Loop 303 & Glendale Ave

## Phase III & IV

- ± 40.9 Acres
- CD's complete for:
  - ± 377,032 SF in Building 3
  - ± 177,166 SF in Building 4
- Power: APS
- Water: EPCOR
- Located in the heart of the Loop 303 corridor surrounded by corporate neighbors like REI, Dick's Sporting Goods, Walmart, HD Supply, Ball Corp, Aldi, XPO Logistics, UPS, Ferrero, Pepsi, Best Buy and more
- Foreign Trade Zone (capable)
- Fully improved site with utilities
- Industrial zoning in place





6701 N. Logistics Way  
303 Logistics Phase II

Building is from Phase II: 6701 N. Logistics Way

# AREA DEMOGRAPHICS

30 minute drive time	Trends, 5 year projected growth	Foreign trade zone (capable)
Population: 1,347,515	Population: 8.1%	<ul style="list-style-type: none"><li>• 72% reduction in real property tax</li><li>• 72% reduction in personal property (equipment) tax</li><li>• Duty Deferral</li><li>• Duty Elimination</li><li>• Reduced customs reporting entries</li></ul>
Households: 450,421	Households: 7.8%	
Families: 326,314	Families: 7.8%	
Average Size: 3.45	Median Household Income:	
Median Age: 34.4	9.6%	
Median Household Income: \$60,194		
Average Household Income: \$78,669		

## Education



College-Educated: 31.6%  
Associate Degree: 9.0%  
Bachelor Degree: 14.7%  
Graduate Degree: 7.9%

## Workforce



12.8% Management, business, science and arts occupations  
10.6% Sales and office occupations  
18.6% Service occupations  
13.1% Production, transportation & material





# 303

## LOGISTICS PHASE THREE & FOUR

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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