

For Lease or For Sale



VIRGIN

INDUSTRIAL PARK

15784 West Hatcher Road,
Waddell, AZ 85355



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Property Video



Jones Lang LaSalle Americas, Inc. License #: CO508577000

Phase I Ready for Occupancy

Building A: 566,121 SF

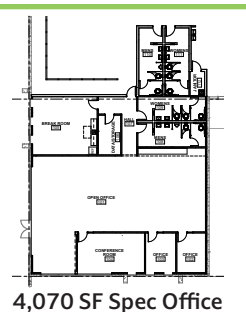
Building B: 213,764 SF

Building C: 248,084 SF

Phase II ±34 Acres

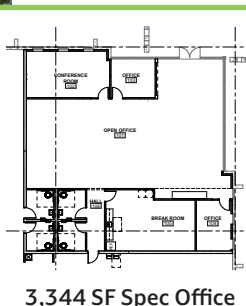
**Available for Sale,
Build-to-Suit or
Outdoor Storage**

Overall Project Info:



Building A

- 566,121 SF (divisible)
- Dock doors: 93 (9' x 10')
- Grade level doors: 4 (12' x 14')
- Parking: 748 auto, 106 trailer
- Clear height: 36'
- Power: 6000 Amps, 480/277V
- 7" unreinforced slab over 4" ABC, 4000 PSI
- Column spacing: 60' x 60' and 70' speed bays
- ESFR sprinklers
- Roof: 60mil TPO; 20-yr warranty
- Fully secured concrete truck courts



Building B

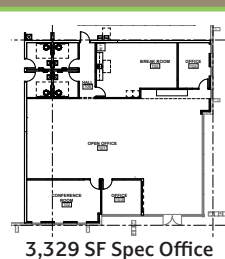
- 213,764 SF (divisible)
- Dock doors: 46 (9' x 10')
- Grade level doors: 4 (12' x 14')
- Auto parking: 311
- Clear height: 32'
- Power: 3000 Amps, 480/277 V (3000 future)
- 6" unreinforced slab over 4" ABC, 4000 PSI
- Column spacing: 52' x 53' 4" and 60' speed bays
- ESFR sprinklers
- Roof: 60mil TPO; 20-yr warranty
- Shared secured concrete truck courts

Building C

- 248,084 SF (divisible)
- Dock doors: 46 (9' x 10')
- Grade level doors: 4 (12' x 14')
- Auto parking: 355
- Clear height: 32'
- Power: 3000 Amps, 480/277 V (3000 future)
- 6" unreinforced slab over 4" ABC, 4000 PSI
- Column spacing: 52' x 60' and 60' speed bays
- ESFR sprinklers
- Roof: 60mil TPO; 20-yr warranty
- Shared secured concrete truck courts

Phase II

± 34 acres available for
BTS or outdoor storage



Make-Ready Improvements

Building A

- 4,070 SF spec office
- LED lighting
- Warehouse HVAC
- Warehouse code restrooms
- (10) Mechanical pit levelers with 40,000 lb capacity & dock bumpers

Buildings B & C

- ±3,300 SF spec offices
- LED lighting
- Warehouse HVAC
- (4) Mechanical pit levelers per building with 40,000 lb capacity & dock bumpers

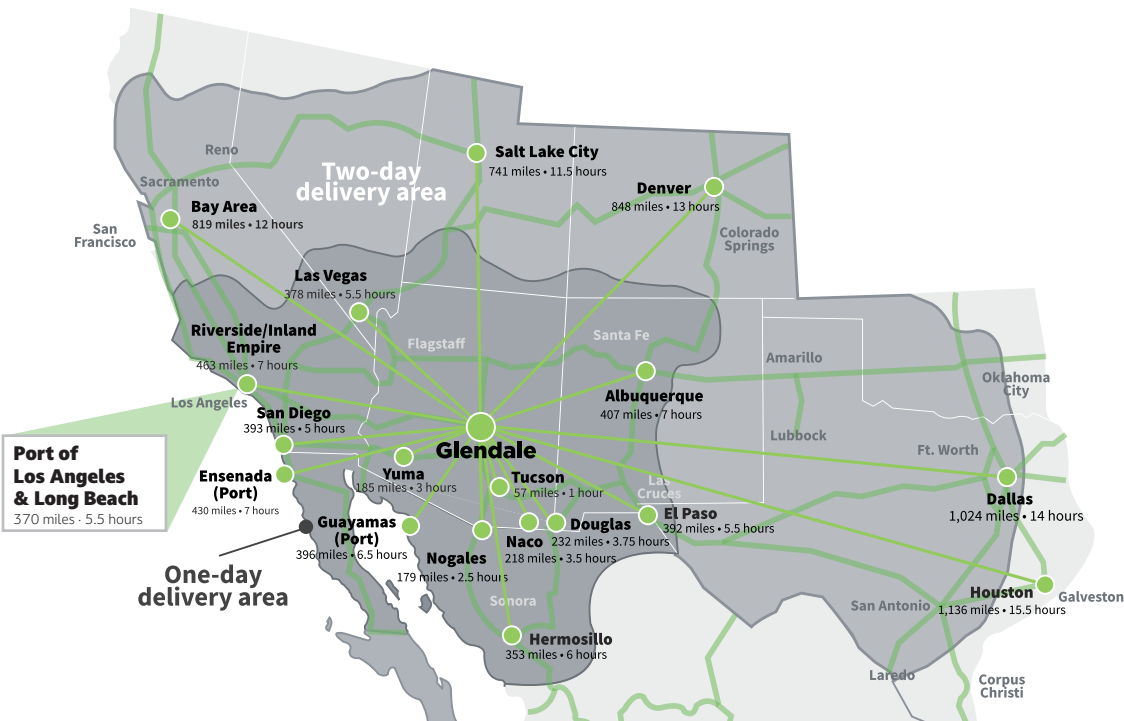
Demographics

51% of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County.

32% of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here.

42% of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million.

61% of the West Valley population is workforce age.





The Arizona Advantage

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- 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

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