

MOVE-IN READY

LATITUDE 303  
LOGISTICS



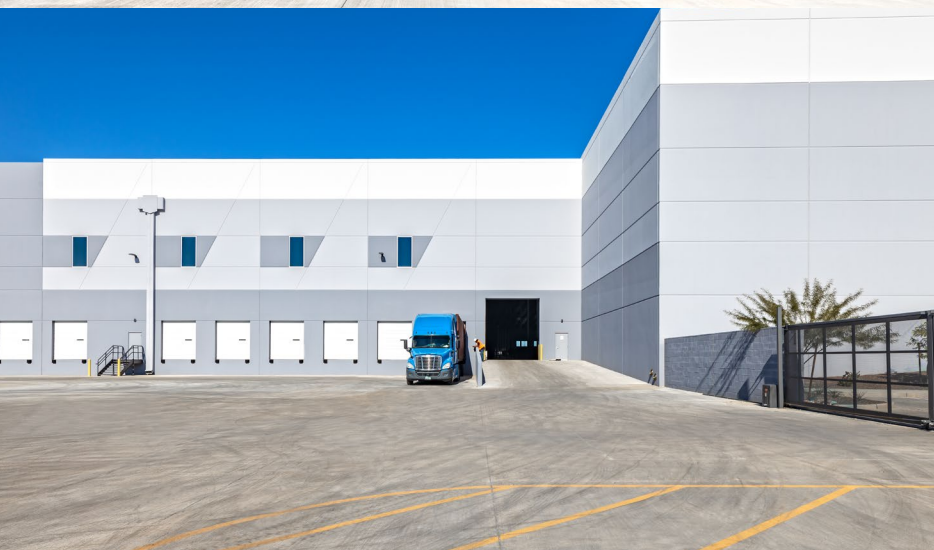
## Available for Lease

Building A:  $\pm 406,027$  SF

Divisible to  $\pm 200k$  SF | 16451 W. Glendale Avenue, Glendale, AZ



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000



Latitude 303 Logistics presents a unique combination of direct access to the freeway and frontage along Loop 303 in Glendale, Arizona. Located on Glendale Avenue and Sarival Road, this prime location is ready for **immediate occupancy.**

### Property Overview

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- Located on the southeast corner of Loop 303 and Glendale Ave
- Make-ready improvements include: move-in ready 3,300 SF office, fully air conditioned warehouse, LED lighting and 35,000 pound capacity dock levelers
- Zoning: PAD
- Corporate neighbors include Lennox, Walmart, Sweetwater, Amazon, Mlily, Boeing, UPS, HD Supply, REI, Best Buy, Ball Corp, SubZero, Daimler, and more



## Building A

- $\pm 406,027$  SF available for lease
- Divisible to  $\pm 200,000$  SF
- 40' clear height
- 283 auto parking spaces
- 72 trailer parking spaces
- 67 dock high doors (9' x 10')
- 2 ramp to grade doors (14' x 16')
- Fully secured and gated site
- 3,700 amps, 277/480V
- 56' x 50' column spacing
- 70' speed bay
- North/South dock doors
- 200' concrete truck courts
- R-38 insulated roof package
- 60 MIL TPO R38 insulation with 20-year warranty
- 7" reinforced slab, 4,000 PSI
- Clerestory windows
- Building Dimensions: 688' x 590' (D)
- NFPA 13 ESFR sprinklers
- Fiber optic data: Cox and Century Link

### Make-ready work includes:

- $\pm 3,300$  SF spec office space
- HVAC warehouse with eighteen (14) 25-ton units
- LED lighting
- 22 mechanical dock levelers with 35k lb capacity



## **This exceptional Class A development**

is strategically located in the most dynamic industrial corridor in the Valley, attracting world-renowned users looking to take advantage of Arizona's business-friendly environment. Enjoy unparalleled connectivity to major ports and multiple cities across the region, facilitated by the proximity to several freeways. Latitude 303 Logistics presents an outstanding opportunity for businesses to leverage the advantages of Maricopa County's booming industrial corridor.





FedEx

UNICAL

BEST  
BUY

ups

XPO Logistics

DICK'S  
SPORTING GOODS

Ball

Luke Airforce Base

LOGISTICS+

amazon

Bethany Home Road

LOGISTICS+

Jacuzzi

MLILY

Sarival Avenue

Walmart

MEC

Glendale Avenue

LENNOX

±406,027 SF  
Available

±5 miles to  
10

CUBEWORK

Sweetwater

Glendale Avenue

303

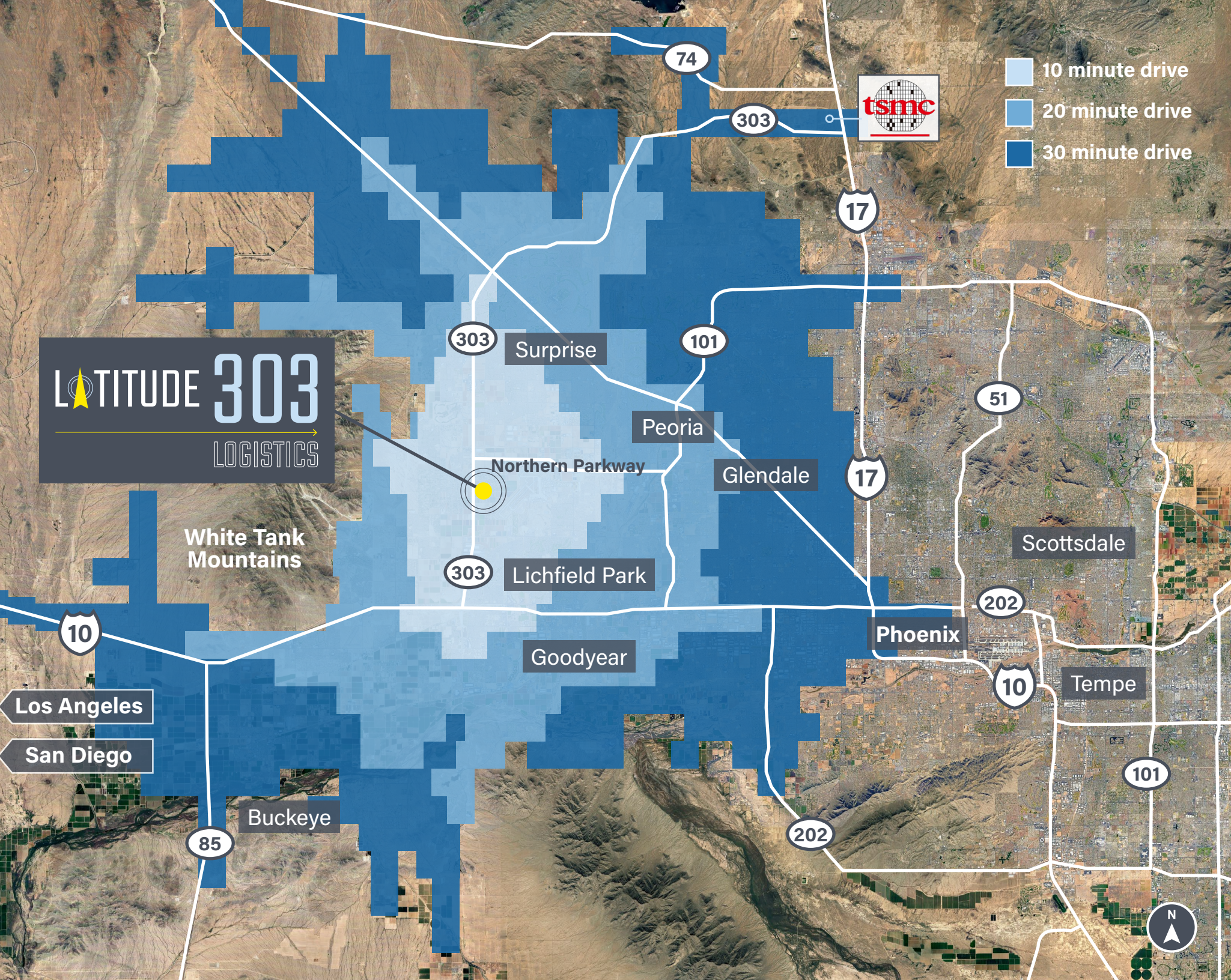
TransPak



**L**TITUDE 303  
LOGISTICS



- 10 minute drive
- 20 minute drive
- 30 minute drive



# Area demographics (within a 30 minute drive)

## Key facts



**1,615,659**

Total population



**756,183**

Total labor force



**\$75,485**

Median household income



**35.2**

Median age

## Employment



**61%**

White collar



**25%**

Blue collar



**14%**

Services



**4.0%**

Unemployment rate

## Education



**28%**

High school graduate



**33%**

Some college



**26%**

Bachelor's/grad/prof degree

## Industry concentration



**562**

Transp./warehouse firms

**52,509**

Transp./warehouse employees



**957**

Manufacturing firms

**57,429**

Manufacturing employees

## Retail amenities and services

**6,538**

Total retail businesses



**2,306**

Restaurants



**746**

Food stores



**600**

Banks



**685**

Auto dealers  
& gas stations

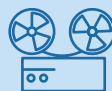
**11,196**

Total services businesses



**136**

Hotels &  
lodging



**641**

Movies &  
amusements



**2,762**

Health services



**742**

Ed./institutions/  
libraries



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