

Available for Lease

Building A: ±406,027 SF

Divisible to ±200k SF | 16451 W. Glendale Avenue, Glendale, AZ









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

- 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

- ±406,027 SF available for lease
- Divisible to ±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:

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

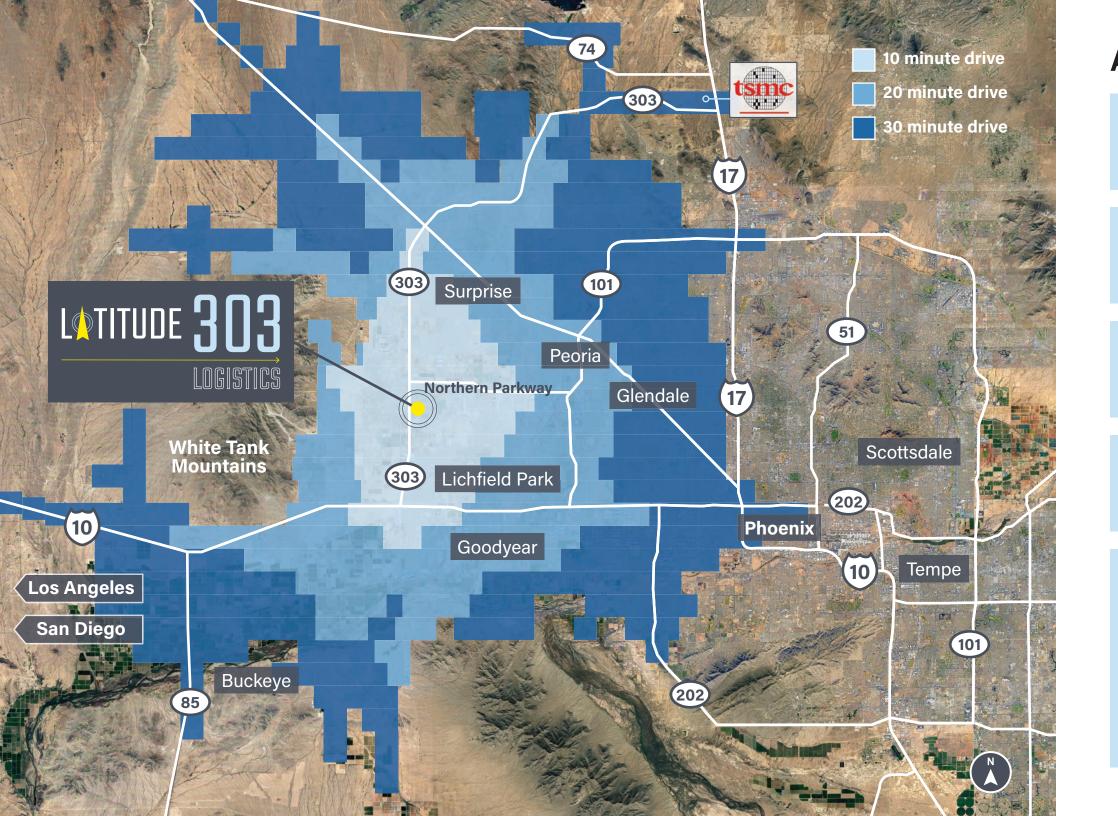


This exceptional Class A development

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.







Area demographics (within a 30-minute drive)

Key facts



1,615,659
Total population



756,183Total labor force



\$75,485
Median household income



35.2 Median age

Employment



61% White collar



25%



14% Services



4.0%Unemployment rate

Education



28%



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





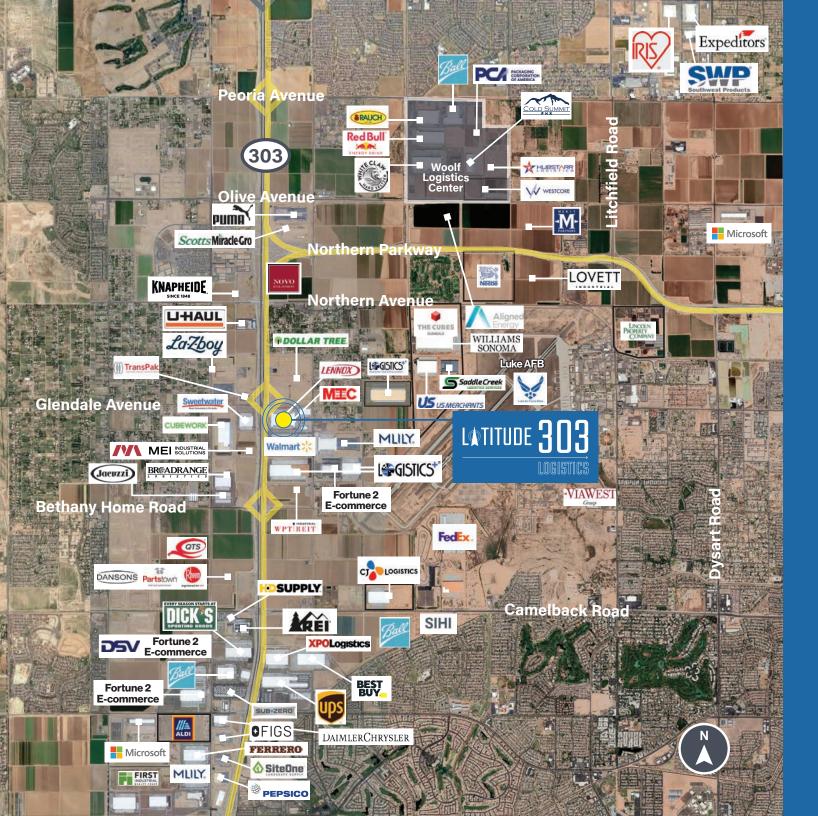
685
Auto dealers
& gas stations

11,196
Total services businesses





742 Ed./institutions/



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