

Hatcher
INDUSTRIAL PARK
GLENDALE, AZ

RAIL CAPABLE

Building 1: 386,958 SF
15151 W. Hatcher Road



Photo by David Schacher Photography, LLC
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IMMEDIATE CORPORATE NEIGHBORS

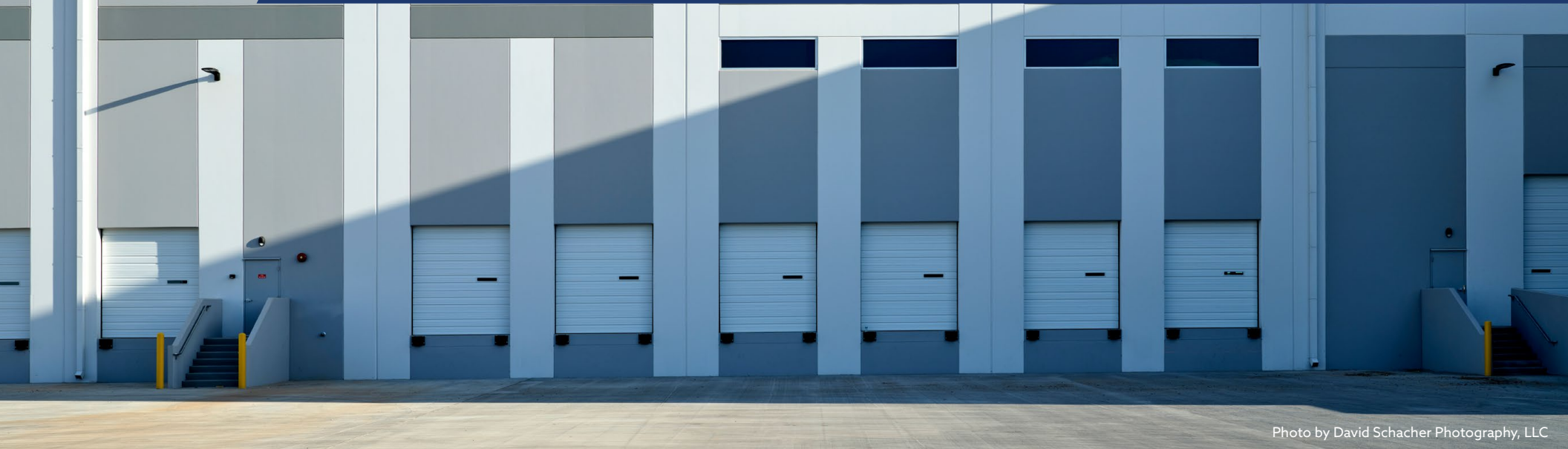


Photo by David Schacher Photography, LLC

BUILDING 1

386,958
SQUARE FEET

4
INSULATED
GRADE LEVEL
DOORS

66
INSULATED
DOCK
DOORS

17
DOCK HIGH
DOORS
W/ 40K LB
PIT LEVELERS,
Z-GUARDS &
BUMPERS

226
CAR
PARKING

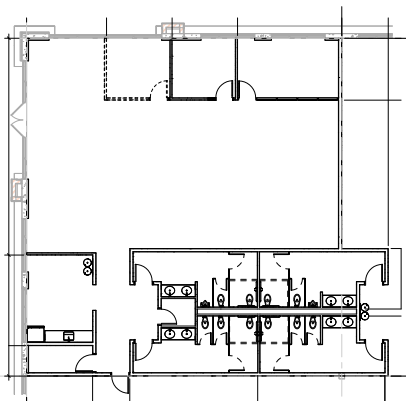
81
TRAILER
PARKING

- ± 3,498 SF SPEC OFFICE
- LED WAREHOUSE LIGHTING
- FULL WAREHOUSE HVAC
- WMP-10 BATT INSULATION SYSTEM AT 10' TO DECK

BUILDING FEATURES

- 40' clear height
- 50' x 56' column spacing with 60' speed bays
- Floor slab: 7" thick, 4000 psi reinforced
- Clerestory windows
- Roof: 60mil TPO, R30, 20-year warranty
- ESFR sprinklers with K-25 heads
- Five (5) EV charging stations per building
- Power: Two (2) 3,000A, 480/277v (APS)

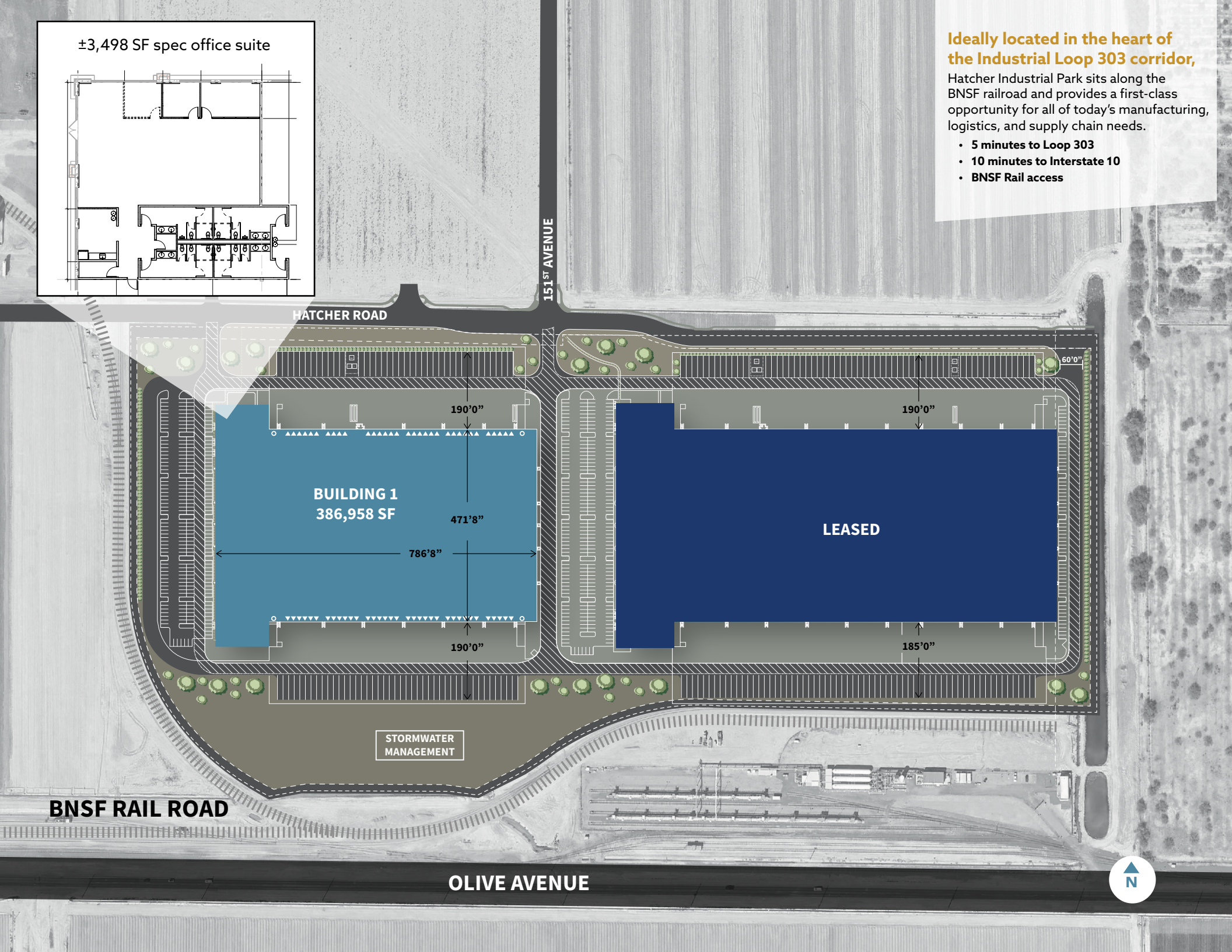
±3,498 SF spec office suite



**Ideally located in the heart of
the Industrial Loop 303 corridor,**

Hatcher Industrial Park sits along the
BNSF railroad and provides a first-class
opportunity for all of today's manufacturing,
logistics, and supply chain needs.

- 5 minutes to Loop 303
- 10 minutes to Interstate 10
- BNSF Rail access



HATCHER ROAD

151ST AVENUE

BUILDING 1
386,958 SF

LEASED

STORMWATER
MANAGEMENT

BNSF RAIL ROAD

OLIVE AVENUE

N

ALL ABOUT Glendale



- Highly strategic location with accessibility via Loop 101, US 60, and Loop 303

- **1.9 million** people live within a **30-minute** commute to the City's geo hub



- Abundant top quality and skilled workforce with a median age of **33**



- Home to **6** colleges and universities; ASU West, Glendale Community College & Midwestern University

- Glendale's colleges and universities provide an economic impact of **\$771 million**



- **\$59,711** median household income



CONTACT

Marc Hertzberg, SIOR
Vice Chairmen
+1 602 282 6269
marc.hertzberg@jll.com

Riley Gilbert, SIOR
Vice Chairmen
+1 602 282 6271
riley.gilbert@jll.com

Kelly Royle
Vice President
+1 602 814 1583
kelly.royle@jll.com

Anthony Lydon, CSCMP
Exec. Managing Director
+1 602 282 6268
aj.lydon@jll.com

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