

# i3 LOGISTICS CENTER



**BUILD TO SUIT OPPORTUNITY**

**±15.87 ACRES**

1000 N. Summit Way, Surprise, AZ

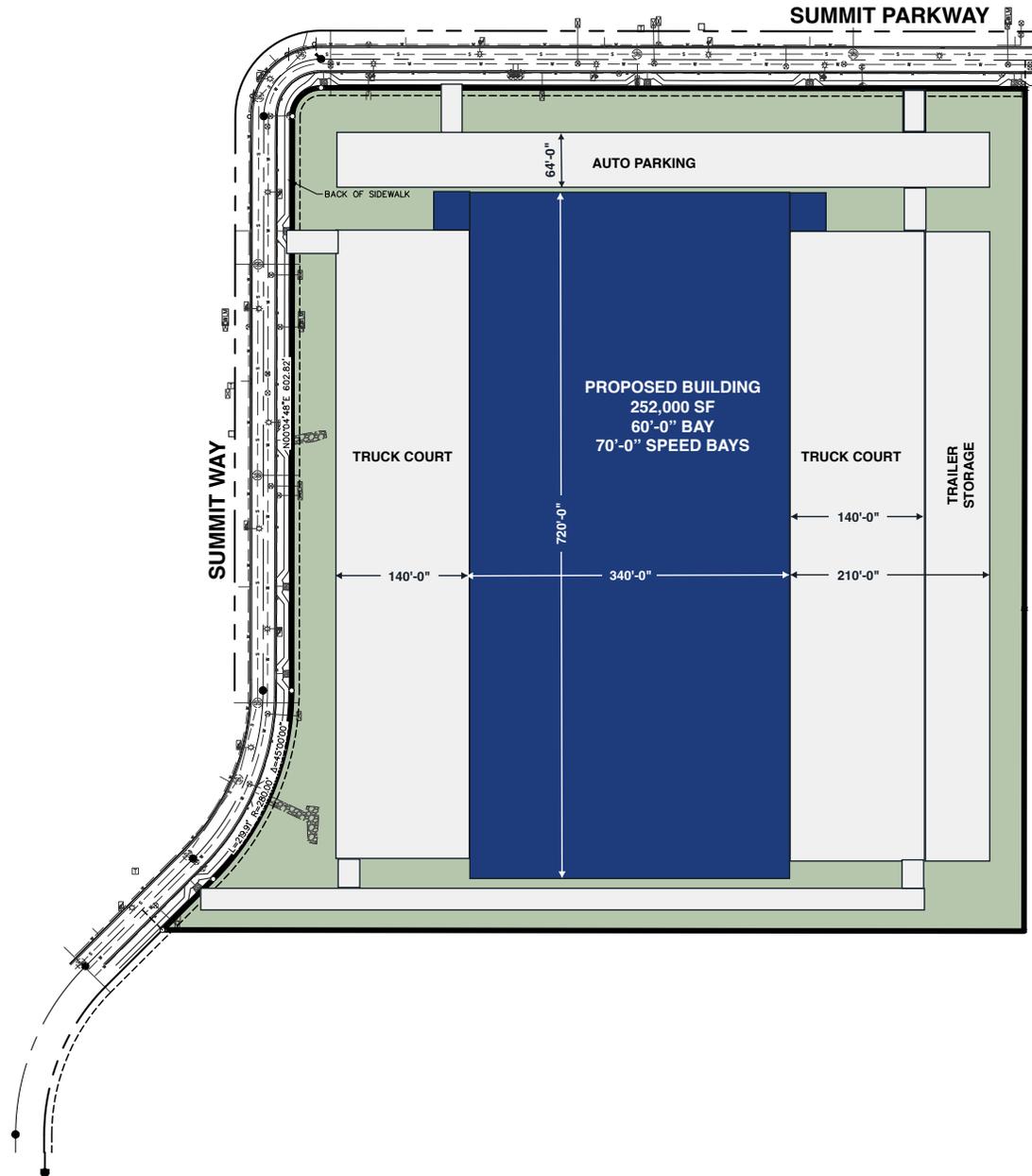
# COLD STORAGE CONCEPT PLAN

Building SF	±208,000 to ±248,000 SF
Potential Office	±3,000 SF (x2)
Dock Doors	27 (vertical dock levels), 2 ramp to grade doors
Ceiling Heights	46' 3"
Column Spacing	60' x 60'
Speed Bay	60'
Truck Court Depth	±130'
Gated Truck Court	185' deep
Building Dimensions	±300' x ±676'
Trailer Parking	41 spaces
Auto Parking	364 spaces
Power	3000 Amps
Misc.	Potential cold storage concept



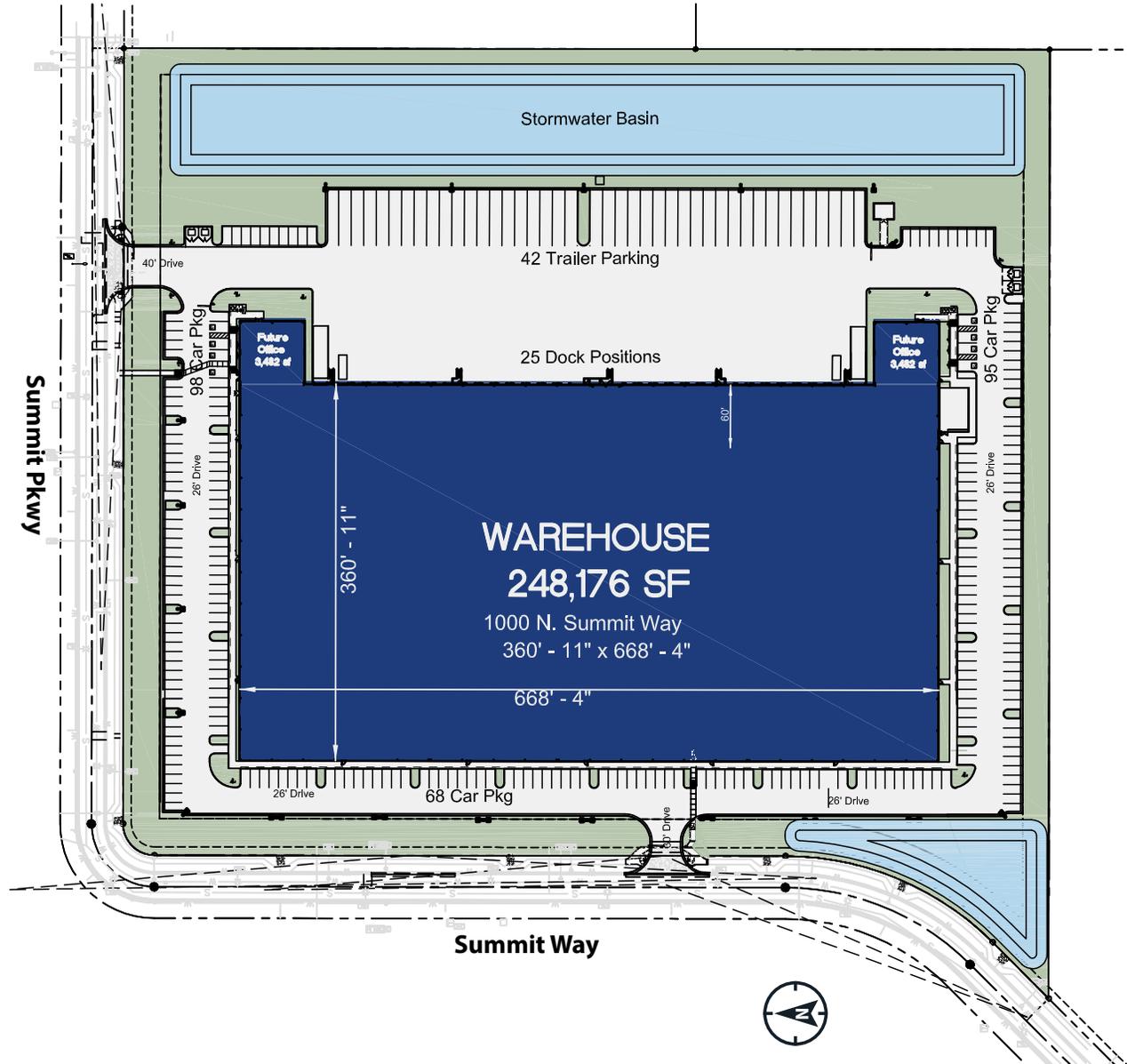
# CROSS DOCK CONCEPT PLAN

Building SF	±252,000 SF
Column Spacing	60' x 60'
Clear Height	36'
Dock High Doors	90
Drive Ins	4
Trailer Storage	± 65
Speed Bays	70'
Truck Court Depths	140'
Power	3,000 amps (expandable)



# SINGLE LOAD CONCEPT PLAN

Building SF	±248,176 SF
Potential Office	±3,400 SF (x2)
Dock Doors	25 dock high, 2 ramp to grade doors
Building Dimensions	360'11" x 668'4"
Trailer Storage	42 spaces
Auto Parking	261 spaces



# WHY ARIZONA

- Foreign Trade Zone Incentives - eligible for up to a 72.9% reduction in state real and personal property taxes
- 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



## LOCATION FEATURES

- Located in Surprise, one of Arizona's fastest growing cities
- Corporate business park environment
- 1.9M population within a 35 minute drive
- Located less than five miles from both Loop 303 and Loop 101 and 3 miles from Northern Parkway
- Logistical advantages with the capability to serve numerous large urban areas located within a one-day and two-day delivery zone
- Top City of Surprise Employers include: Sands Motor Company, Larry H. Miller, Southwest Products, Crescent Crown, IRIS USA

## West Valley Stats

The West Valley is home to a 1.6 million person workforce, yet many of those workers are currently traveling to other parts of the Valley for work.

**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.

**40%** of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million.

**62%** of the West Valley population is workforce age.



VILLAGE AT PRASADA

WADDELL ROAD

frut's WELLS FARGO SUBWAY SONIC CHASE Cafe Rio

SAFEMAY MCDONALD'S TACO BELL BANK OF AMERICA

amc Walgreens Firestone Dutch Bros UPTOWN ALLEY COLD STONE

CIRCLE K BURGER KING DOLLAR TREE

Walmart ANYTIME FITNESS McDonald's AutoZone

SPROUTS KOHL'S ROSS BUFFALO WILD WINGS MOD Panera Chick-fil-A TACO BELL Carli's Jr. FIVE BEL'EV

COSTCO WHOLESALE ER WHATABurger

Bashas' Jack In the Box Chevron BR Starbucks SUBWAY

E6S FITNESS

Fortune 2 E-commerce

TRIMACO

SERVICES - FINCOME CONCRETE

QUESTANT CORP

HOBBY LOBBY DICK'S

Shell

i3 Logistics Center

Pella

Hutch Industrial

LAUREL

RINCHAM

exhibitus

CENTRAL GARDEN & PET

Expeditors

SWP Southwest Products

WinSupply

Safelite AutoGlass

NATIONAL INDOOR RY CENTERS

AKIMA

ARCADIA COLD STORAGE & LOGISTICS

PCMA PACKAGING CORPORATION OF AMERICA

CMS

COMPASS OUTSOURCING

Microsoft

AVANTI

CACTUS ROAD

BULLARD AVENUE

PEORIA AVENUE

LITCHFIELD ROAD

DYSART ROAD

EL MIRAGE ROAD

sterling GROVE GOLF & COUNTRY CLUB

taylor morrison

frut's THE HOME DEPOT

RAUCH

Ball

U-HAUL

GUGHES

Hercules INDUSTRIES

IRIS

FIDELITONE

AW ASHTON WOODS The World of Design

PCA

Red Bull ENERGY DRINK

UDA Since 1960 Lineage

HUBSTARR LOGISTICS

TAKKION

ERANCO

WHITE CLAW HARD SELTZER

Aligned

OLIVE AVENUE

REEMS ROAD

PUMA

Scotts Miracle-Gro

NORTHERN PARKWAY

Elliott Homes

DESERT DIAMOND CASINO WHITE TANKS

Nestle

E-commerce

KNAPHEIDE SINCE 1848



# i3 LOGISTICS CENTER

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