

# For Lease or For Sale



# VIRGIN

INDUSTRIAL PARK

15784 West Hatcher Road,  
Waddell, AZ 85355



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[VirginIndustrialPark.com](http://VirginIndustrialPark.com)



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Property Video



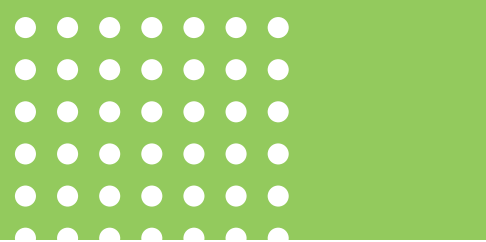
Jones Lang LaSalle Americas, Inc. License #: CO508577000

## Phase I Ready for Occupancy

**Building B:** 213,764 SF

**Building C:** 79,604 SF

# Overall Project Info:



## 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

- 79,604 SF
- Dock doors: 16 (9' x 10')
- Grade level door: 1 (12' x 14')
- Auto parking: Ample
- Clear height: 32'
- Power: 1000 Amps, 480/277 V (3000 future)
- 6" unreinforced slab over 4" ABC, 4000 PSI
- Column spacing: 52' x 60' and 60' speed bay
- ESFR sprinklers
- Roof: 60mil TPO; 20-yr warranty
- Shared secured concrete truck court

## Make-Ready Improvements

### Building B

- ±3,300 SF spec office
- LED lighting
- Warehouse HVAC

### Building C

- LED lighting
- Warehouse HVAC





# 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



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

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

**Kelly Royle**  
Vice President  
+1 602 282 6258  
kelly.royle@jll.com



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**GRAYCOR**

