

**MOVE-IN READY**

**LATITUDE 303**  
LOGISTICS



**Available for Lease**

Building A: ±406,027 SF

Divisible to ±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, caulked floor joints, and 40,000 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
- 3,800 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:

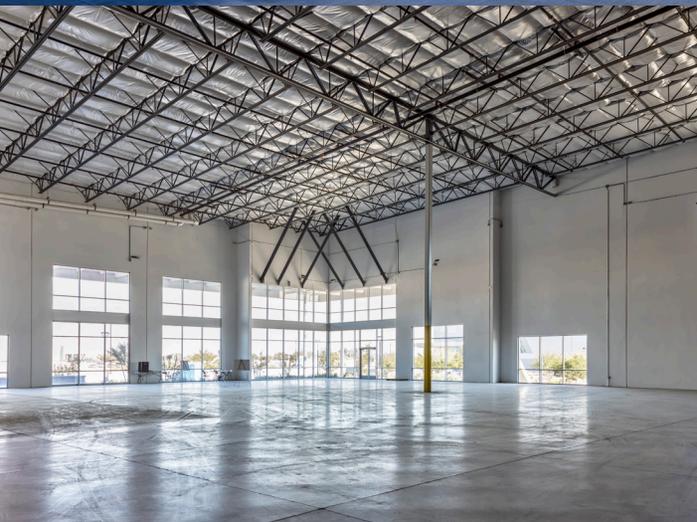
- ±3,300 SF spec office space
- HVAC warehouse with fourteen (14) 25-ton units
- LED lighting (30FC) with motion sensors
- 22 mechanical dock levelers with 40k lb capacity
- Electrical distribution panels totaling 3,800 amps, 277/480V
- Caulked floor joints

Not a Part



**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.





UNICAL

Camelback Road

BEST BUY

ups

FedEx

CJ LOGISTICS

Ball

XPO Logistics

Luke Airforce Base

DICK'S SPORTING GOODS

LOGISTICS+

amazon

Bethany Home Road

Ball

MLILY

LOGISTICS+

Jacuzzi

TRANE

Sarival Avenue

Walmart

BROADRANGE LOGISTICS

MEC

LENNOX

MEI INDUSTRIAL SOLUTIONS

Glendale Avenue

±406,027 SF Available

LOGISTICUS Transport - Engineering - Warehousing

CUBEWORK

Sweetwater

Glendale Avenue

aps

303

TransPak

DOLLAR TREE

La-Z-boy



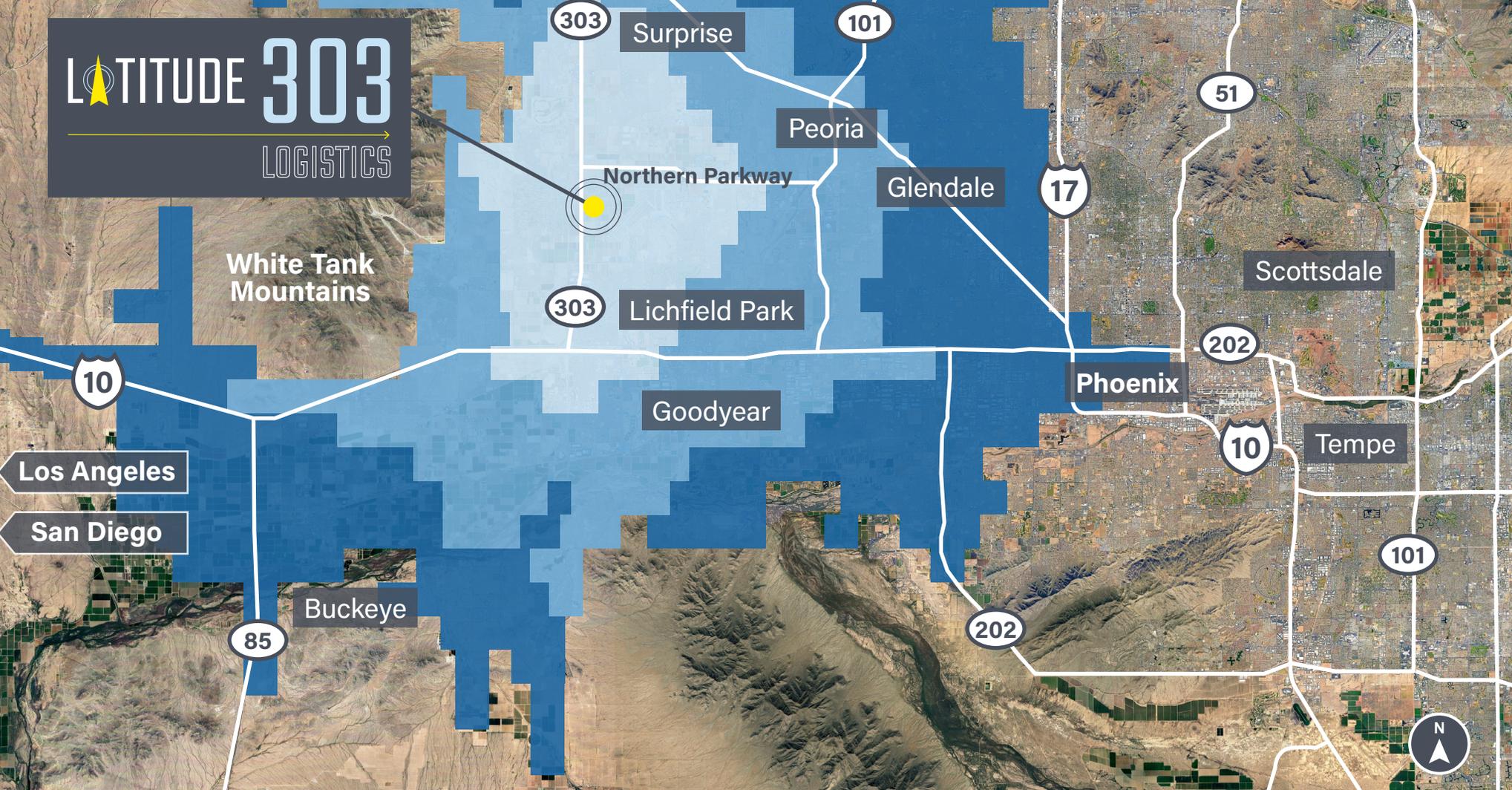
+5 miles to 10

# LATITUDE 303

LOGISTICS



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



White Tank Mountains

Los Angeles

San Diego

Buckeye

Surprise

Peoria

Glendale

Scottsdale

Phoenix

Tempe

Lichfield Park

Goodyear



# Area demographics (within a 30-minute drive)

## Key facts



**1,615,659**  
Total population



**756,183**  
Total labor force

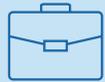


**\$75,485**  
Median household income



**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

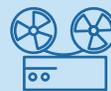
**11,196**

Total services businesses



**136**

Hotels &  
lodging



**641**

Movies &  
amusements



**2,762**

Health services



**742**

Ed./institutions/  
libraries



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