

# For Lease or For Sale



# VIRGIN

INDUSTRIAL PARK

15697 & 15685 West Hatcher Road,  
Waddell, AZ 85355



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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: 15697 W Hatcher Road

- 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: 15685 W Hatcher Road

- 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

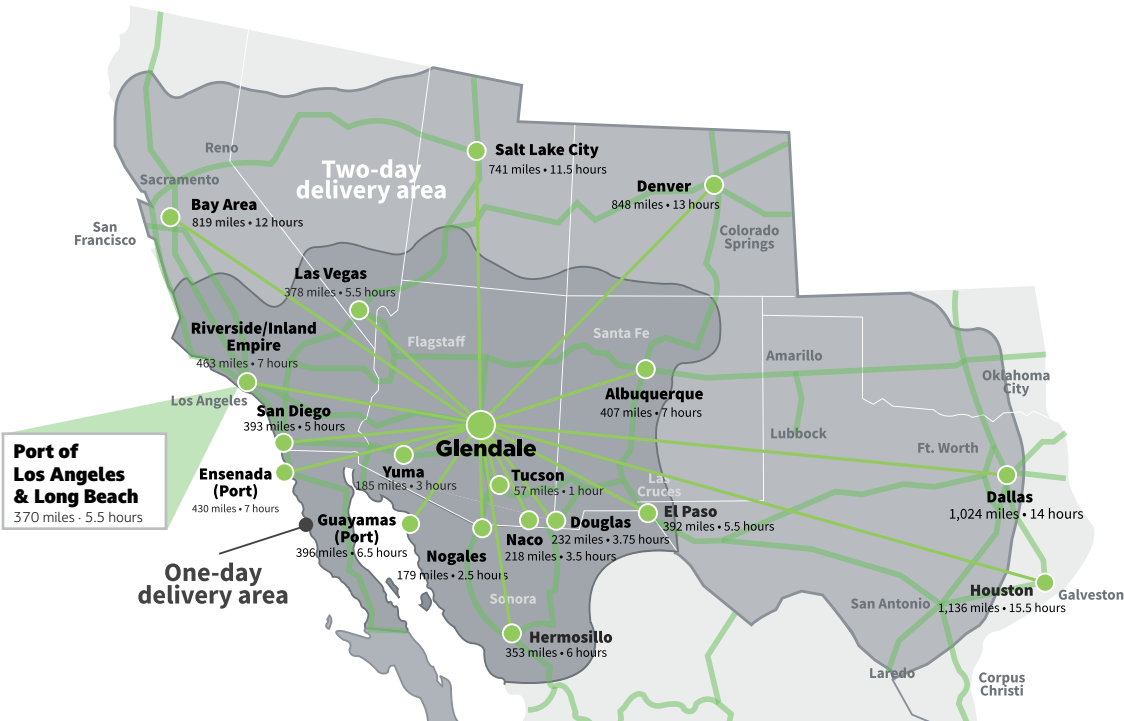
# Demographics

**51%** of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County.

**32%** of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here.

**42%** of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million.

**61%** of the West Valley population is workforce age.





# 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



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