G45

GRAND FORTY FIVE GATEWAY

45TH AVE. LOGISTICS PARK

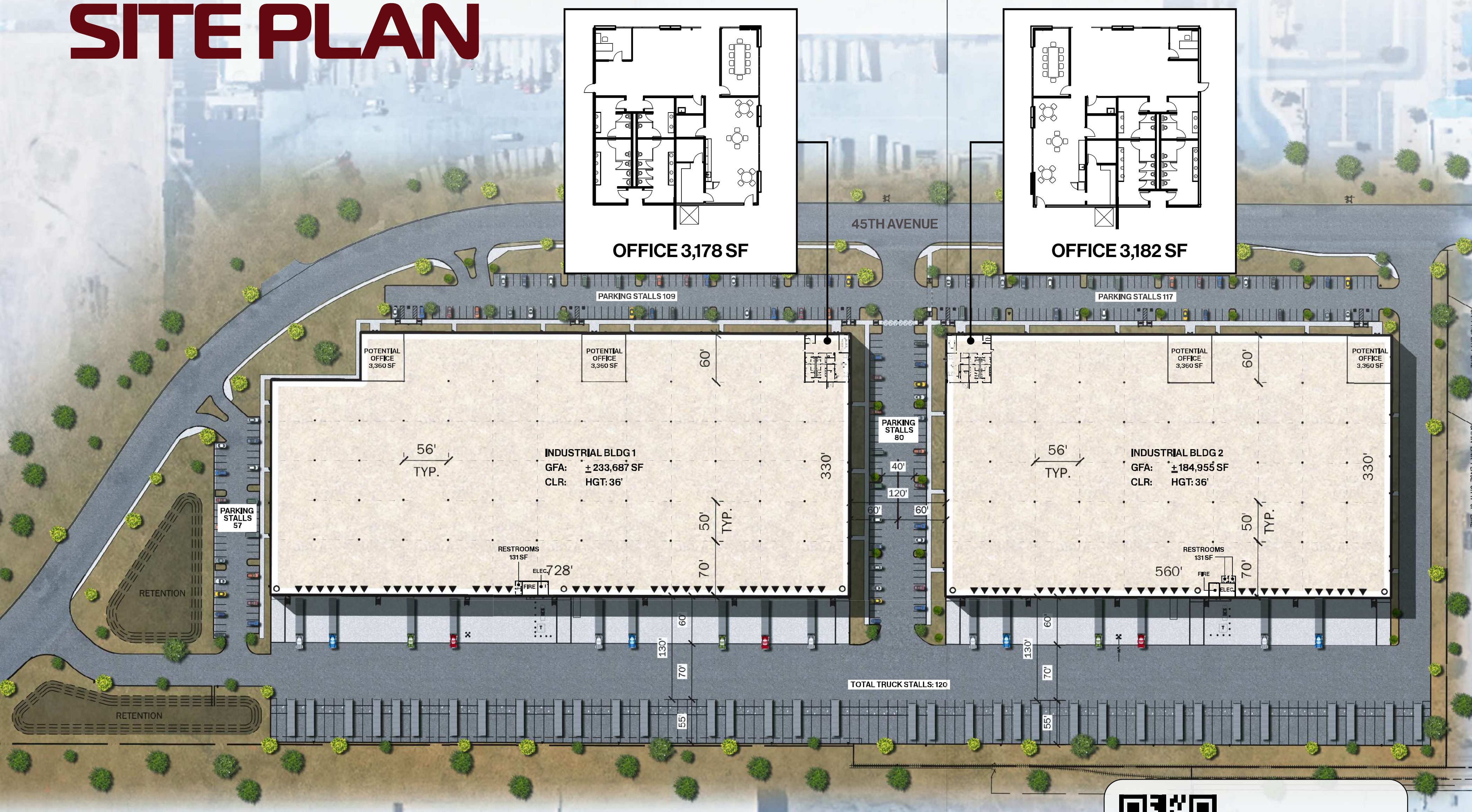
Building 1 ±234,000 SF

Building 2 ±185,000 SF

Delivering September 2026

JLL

SITE PLAN



Click or Scan for Video

SPECS	BUILDING 1	BUILDING 2
Address	4375 N 45th Avenue	4507 N 45th Avenue
Square Feet	233,687	184,955
Clear Height	36'	36'
Loading Docks (9' X 10')	39	29
Grade Level Doors (12' X 14')	3	3
Auto Parking	213	163
Trailer Parking	65	55
Building Dimensions	728' X 330'	560' X 330'
Column Spacing	56' X 50' with 70' speed bay	56' X 50' with 70' speed bay
Power	3,000 AMP (expandable)	3,000 AMP (expandable)
ESFR	1,500 GPM electric fire pump	1,500 GPM electric fire pump
Floor Slab	7" reinforced slab with 4" of crushed aggregate base; 4,000 PSI	
Insulation	Roof: R-38 / Walls: R-11	Roof: R-38 / Walls: R-11
Other	Secure truck court	Secure truck court
	Divisible	Divisible

MAKE-READY IMPROVEMENTS

Office	One 3,360 SF office with shell
Dock Equipment	40,000 LB mechanical pit levelers and bumpers on 20 doors for Building 1 and 14 doors for Building 2
Cooling	HVAC in warehouse & office; 650 SF per ton (carrier units)
Power	Floating 3,000amp 480 / 277 SES secured for total of 6,000amps in one building
Lighting	LED
	30 ft candles avg at 36 inches above finished floor

GRAND SPACE IN PHOENIX

Two state-of-the-art distribution facilities offering unparalleled flexibility and efficiency

An exceptional industrial development featuring two advanced buildings designed for modern logistics. With a total of 418,642 square feet, 36-foot clear heights, numerous dock doors, and will deliver with all of today's necessary make-ready improvements. The intelligent layout optimizes storage and operational efficiency, while secure truck courts ensure smooth freight handling.

Engineered to surpass industry standards, both structures are equipped with robust 3,000 AMP expandable power systems and efficient LED lighting. Each building includes a 3,360 SF office built-out with storefronts and glazing for two additional office areas. Offering divisible floor plans, these facilities accommodate businesses of various sizes and industries.

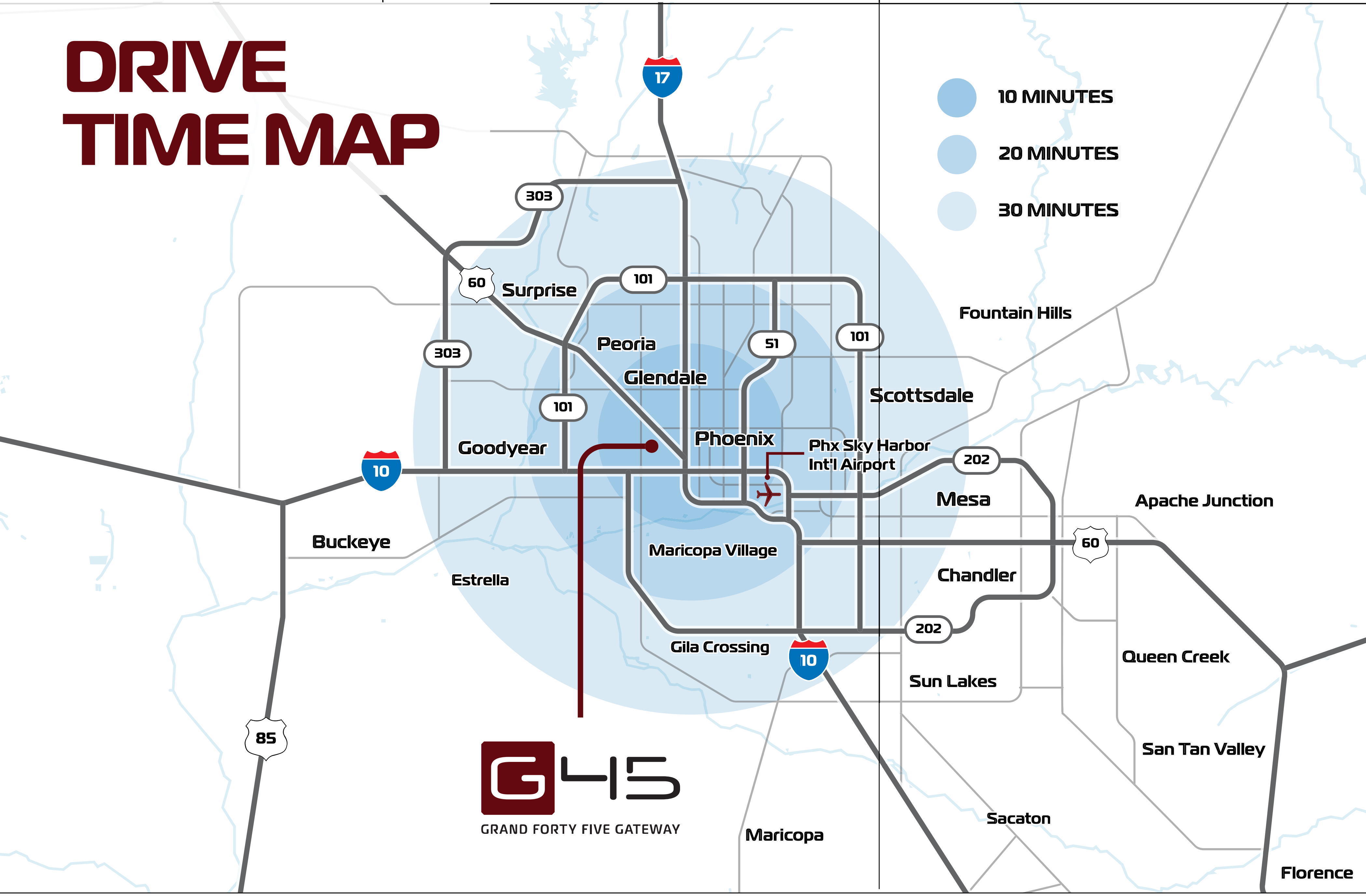
CAMELBACK RD.
ALSCO UNIFORMS
BARLOW COMPANY
BNSF Railroad
Precise Metal Products
FREEPORT LOGISTICS INC.
copenhagen
Hercules INDUSTRIES
HAJOCA SINCE 1858
G45
GRAND FORTY FIVE GATEWAY
45th Avenue
BNSF Railroad
43rd Avenue
BNSF Railroad
GRAND AVE.
FedEx
60
Greco & SONS
Bel-Aire MECHANICAL
HENSLEY Beverage Company
Shasta Pools
SunTree SNACK FOODS
W Indian School Rd

AREA DEMOGRAPHICS

POPULATION	10 MINUTES	20 MINUTES	30 MINUTES
2024 Total Population	249,232	1,180,015	2,589,250
2029 Projected Population	248,496	1,222,270	2,695,295
2024-2029 Forecasted Population Growth	-0.30%	3.60%	4.10%
2024 Median Age	29.5	33	35.1
Bachelor's Degree Or Higher	11.00%	22.90%	32.10%
2024 Average Household Income	$71,034	$88,221	$103,816
2024 Median Home Value	$251,485	$374,536	$429,223

INDUSTRIES			
2024 Manufacturing Businesses	320	1,376	3,039
2024 Manufacturing Industry Employment	5,142	36,542	83,049
2024 Transportation/Warehouse Businesses	125	737	1,430
2024 Transportation/Warehousing Industry Employment	1,448	16,875	28,724

DRIVE TIME MAP



THE SOUTHWEST'S POWERHOUSE

As the fifth-most populous metro area in the United States, Phoenix offers a unique blend of opportunities for businesses of all sizes. Our thriving economy is built on a foundation of diverse industries, from cutting-edge technology to world-class healthcare. Strategic Advantages:

Prime Location & Connectivity

- One-day access to three major North American economies: California, Texas, and Mexico
- Sky Harbor International Airport: 120+ domestic and 25 international destinations
- Modern infrastructure with efficient public transit and updated freeways

Quality of Life

- Low risk of natural disasters
- Growing population
- Exceptional living standards

Business-Friendly Environment

- Easy access to major markets
- Favorable tax policies and growth incentives
- Modern, dependable infrastructure

Economic Efficiency

- Operating costs up to 44% lower than California
- Low inflation rate of 2.58% (vs. U.S. average of 3.27%)
- Pro-business government policies and low taxes

Exceptional Workforce

- 50% of workforce holds an associate's degree or higher
- 58% of the population is of working age
- Home to Arizona State University, top 10 nationwide for key business programs

Discover why Phoenix is the #1 choice for businesses looking to grow, innovate, and succeed in a dynamic, supportive environment.

5th largest metro area in the U.S.

44% lower operating costs than California

50% of workforce with higher education

58% working-age population

145+ direct flights from Sky Harbor International Airport

Lower inflation rate of 2.58% compared to 3.27% average

For more information:

John Lydon, SIOR

Executive Managing Director
T: +1 602 282 6326
M: +1 773 617 6511
john.lydon@jll.com

Kelly Royle

Vice President
T: +1 602 282 6258
M +1 602 814 1583
kelly.royle@jll.com

Anthony Lydon, SIOR

Vice Chairman
T: +1 602 282 6268
M: +1 602 469 1843
aj.lydon@jll.com