CALIBER

BY GREYSTAR

3 BUILDING INDUSTRIAL PARK
79th Avenue & Grand Avenue
Peoria, AZ

CLICK OR SCAN FOR VIDEO

READY FOR OCCUPANCY

WITH SPEC OFFICES, LED LIGHTING & HVAC IN PLACE

JLL

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CALIBER

A Greystar Logistics Property

A new Class A industrial park offering a range of ±114,446 SF to ±30,00 SF, located on the southwest corner of 79th Avenue and Grand Avenue in Peoria, Arizona. This 3-building park has fantastic visibility along the U.S. 60 and sits just 2 miles from Loop 101, providing users with excellent access to Interstate 10. The site is minutes away from an abundant amount of retail, dining, and entertainment options including all the action at Westgate, State Farm Stadium, and the Tanger Outlets. Greystar Logistics is proud to bring this brand-new development to an underserviced area, offering tenants all the benefits of logistics, distribution, and manufacturing space solutions in the Greater Phoenix area.

	BUILDING A	BUILDING C
AVAILABILITY	Sale or Lease	Sale or Lease
ADDRESS	9595 N 79th Ave	9303 N 79th Ave
BUILDING SIZE	114,446 SF	174,609 SF
AVAILABLE SIZE	114,446 SF (Divisible to 30,000 SF)	43,119 SF (Divisible)
DIMENSIONS	210′ x 536'	260′ x 664′
SPEC OFFICE SIZE	2,081 SF	2,018 SF
CONFIGURATION	Rear Load	Rear Load
CLEAR HEIGHT	32'	32'
TRUCK COURT	138'	190' (Shared)
DOCK DOORS	28	31 (10 available)
DRIVE-IN DOORS	2 (12′ x 14′)	1 (12′ x 14′)
CAR PARKING	186	210
LIGHTS	LED	LED
COOLING	100% HVAC	100% HVAC
COLUMN SPACING	50' x 52' with 60' speed bay	50' x 52' with 60' speed bay
POWER	6,000 amp (expandable)	1,200 amp
SLAB THICKNESS	6'' Unreinforced 4000 PSI concrete	7″ Unreinforced 4000 PSI concrete
ROOF SYSTEM	Panelized roof structure, TPO membrane, 20 year warranty	
SPRINKLERS	ESFR	ESFR

PROPERTY HIGHLIGHTS

Raceway infrastructure to:

1) expand power capacity from 3000A to 6000A per building

2) support roof mounted solar panel system

3) EV charging stations capability

HVAC & additional power has been ordered for the park and will be allocated based on tenant need

Each building includes a spec office suite & LED lights

Pictured: spec suite & LED lights

CLICK OR SCAN FOR DIGITAL WAR ROOM

LOCATION & CORPORATE NEIGHBORS

Caliber by Greystar is located just minutes from an incredible variety of daily dining and shopping options, family fun entertainment, and sporting events.

Bass Pro Shops

BJ's Restaurant Brewhouse

Cold Beers & Cheeseburgers Neighborhood Burger Joint

Topgolf

Target

Dave & Buster's

Desert Diamond Casino West Valley

fry's

Harkins Theatres

The Home Depot

State Farm Stadium

Tanger Outlets Phoenix

Great Food • Classic Rock Yard House World's Largest Selection of Draft Beer

PetSmart

Westgate Entertainment District

WHY PEORIA?

AZ Big Media ranked Peoria as the best city in Arizona for living, working and playing in 2021. In addition to its high-performing schools, Peoria is nationally recognized for its award-winning infrastructure, sustainability program, parks, and public safety. Throughout Peoria, you will find top-notch shopping, chef-driven restaurants, entertainment, and a thriving arts scene.

39 parks

2 public libraries

31 miles of trails

20 public art pieces

5 golf courses

A+ schools

3 public pools

2 theaters

DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN
2022 TOTAL POPULATION	282,541	1,377,043	2,454,481
2027 TOTAL POPULATION	289,747	1,417,952	2,545,299
MEDIAN AGE	36	34	35
MEDIAN HH INCOME	$57,194	$60,938	$67,216
TOTAL LABOR FORCE	136,532	672,151	1,223,225

INDUSTRY CONCENTRATION

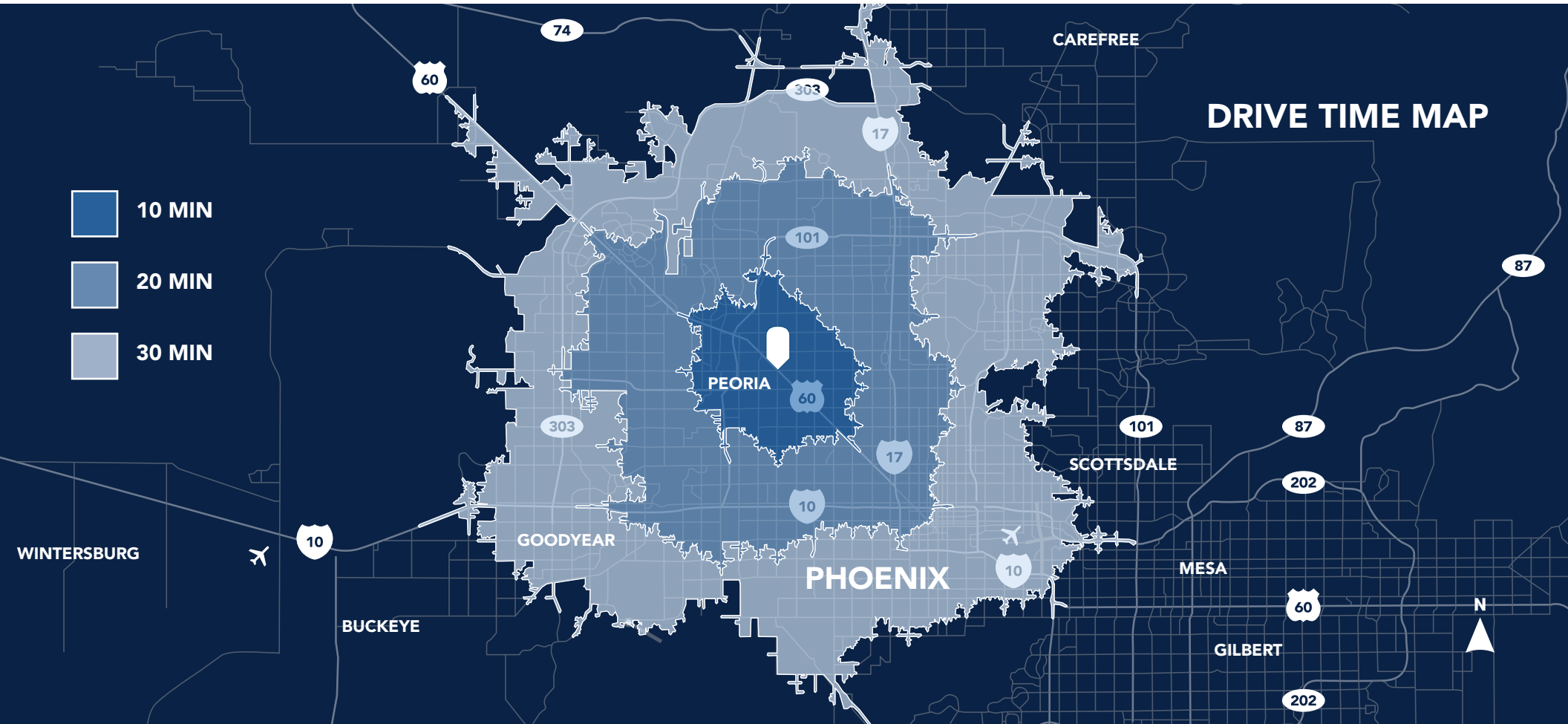
within a 30 minute drive

1,168
transp./warehouse firms

2,282
manufacturing firms

71,591
transp./warehouse employees

71,591
manufacturing employees



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