JLL

PW

PARKWAY 303

— EAST —



NEC of Loop 303 & Olive Avenue

Glendale, AZ

1.1M SF Available For Lease | 42’ Clear Height
Power expandable to 15,000 amps

Jones Lang LaSalle Americas, Inc. | AZ License # CO508577000

Nothing else looks like this...



Introducing
Parkway 303 East –
Building B is a rare opportunity in the Phoenix industrial market: **1,136,672 square feet** of new construction with **42-foot clear height** at the northeast corner of Loop 303 and Olive Avenue, with direct access via Sarival Avenue, in Glendale, Arizona. Designed by HPA Architecture on 66.7 acres within the Parkway 303 East master plan, it's built for tenants who need scale without compromise. Few sites in this market combine this clear height, this footprint, this level of design, and this access in a single building.

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Size: 1,136,672 SF

Site 66.7 acres

Zoning: PAD; Light Industrial

Clear height: 42'

Building dimensions: 620' deep x 1790' wide

Column spacing: typical spacing 58' x 60' with 70' speed bays

Power: 9,000 amps (expandable to 15,000), 277/480 V power

Trailer parking: 252 stalls

Auto parking: 569 stalls

Bicycle spaces: 25 stalls

Dock doors: 178 (9' x 10') with 14'-6" OC dock spacing. All doors to include bumpers, insulated doors, 20k spring cycles, two windows, and track guards.

Motorized ramp to grade doors: 4 (14' x 16')

Sprinklers: ESFR with K28 heads

Truck court depth: 200'

Make-Ready Work

Spec office: ±6,000 SF on the SEC

Dock packages: 66 doors (37%) with 40k lbs. capacity hydraulic pit levelers, dock shelters and quad power outlets

Roof & wall insulation: energy code compliant with R-25 Rigid insulation above deck and 2" thick rigid insulation on interior tilt walls.

Secured truck court with motorized gates

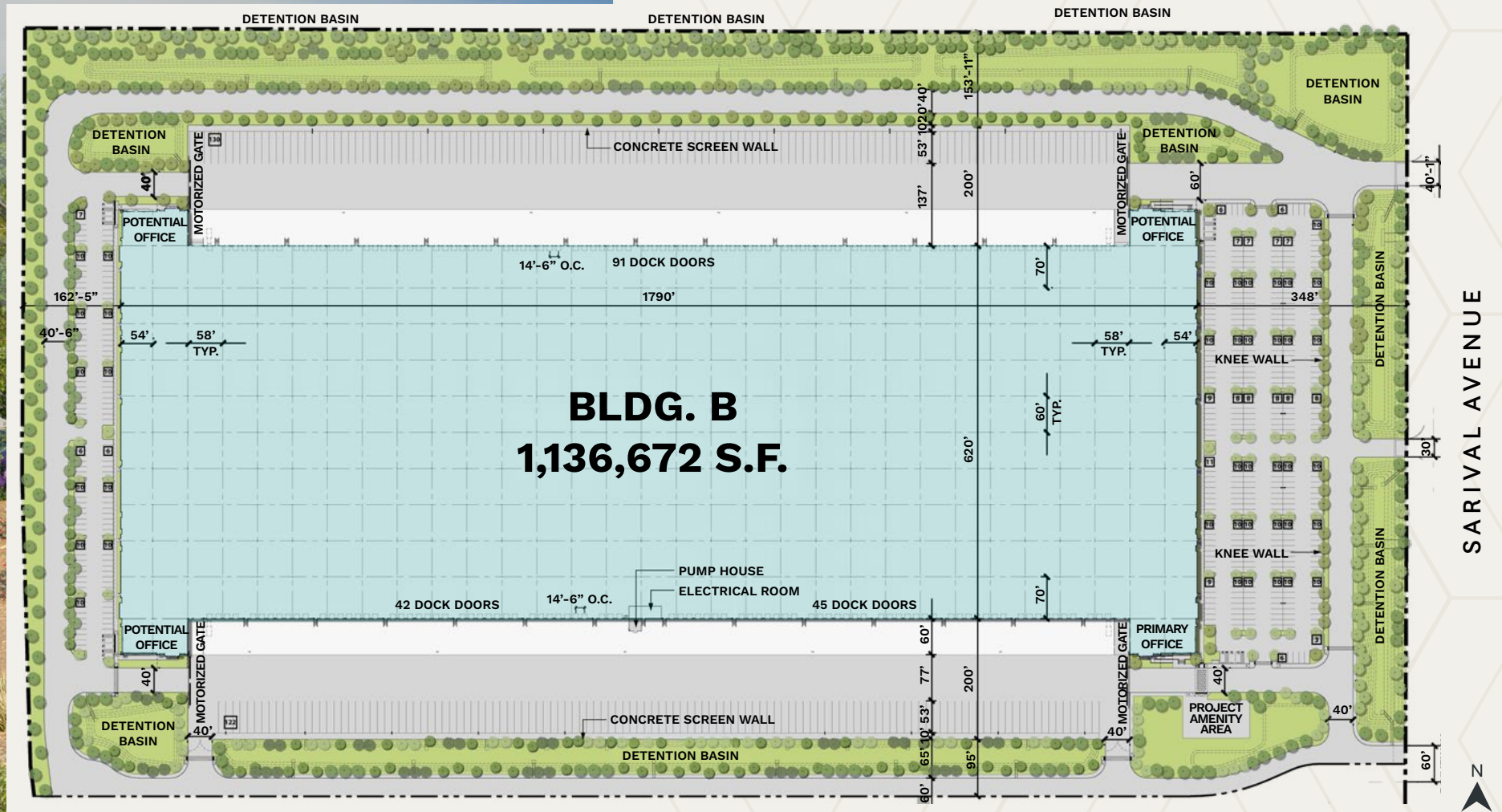
LED lighting

Warehouse cooling: (48) 25-ton high-efficiency AC units

Built to be seen

Where design meets industrial scale

A glass curtain wall and high-end facade set Building B apart, and HPA Architecture carried that level of design through the entire 66.7-acre site.



Positioned to lead

Parkway 303 East holds a premier position at the northeast corner of Loop 303 and Olive Avenue in Glendale, Arizona, with direct frontage on one of the Valley's key industrial corridors.

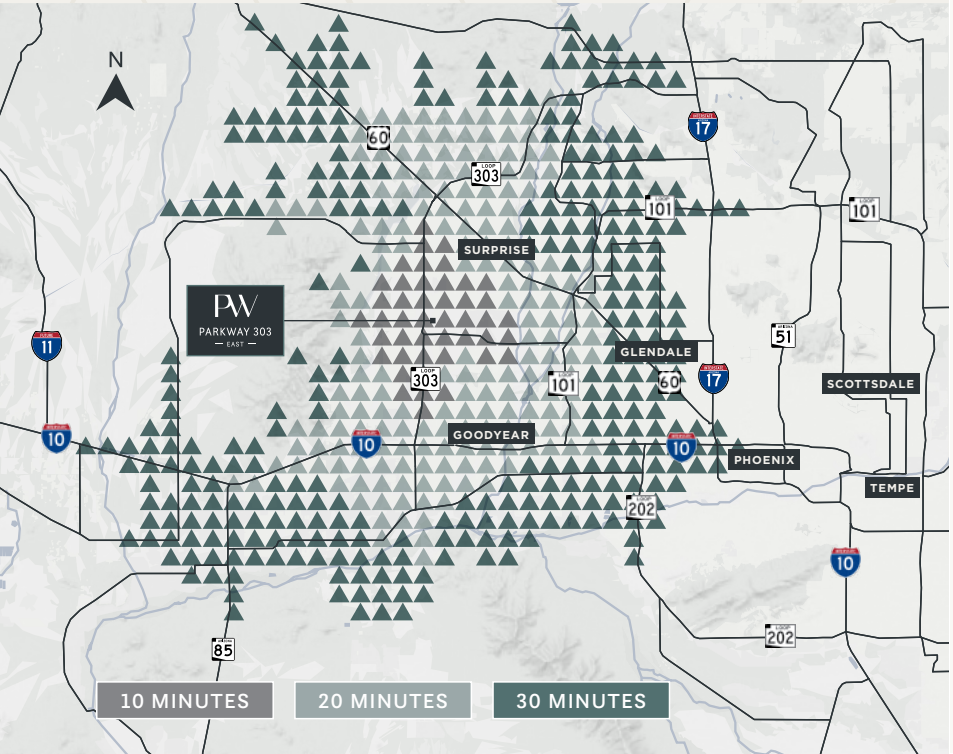


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Connected to a thriving workforce

Parkway 303 draws from a labor force of 783,695 within a 30-minute drive, supported by a population projected to grow through 2031 across every drive-time ring.



10 Minute Drive Time	20 Minute Drive Time	30 Minute Drive Time
Population: **99,113**	Population: **643,398**	Population: **1,567,052**
2026-2031 Growth Rate: **1.35%**	2026-2031 Growth Rate: **1.69%**	2026-2031 Growth Rate: **1.16%**
Transportation: **3,533**	Transportation: **23,406**	Transportation: **55,165**
Manufacturing: **4,008**	Manufacturing: **19,782**	Manufacturing: **53,828**
Associate's Degree: **7,817**	Associate's Degree: **57,355**	Associate's Degree: **118,251**
Grad/Professional Degree: **8,665**	Grad/Professional Degree: **52,092**	Grad/Professional Degree: **111,081**
Bachelor's Degree: **13,394**	Bachelor's Degree: **87,469**	Bachelor's Degree: **191,329**
Labor Force: **53,018**	Labor Force: **315,765**	Labor Force: **783,695**

Source: JLL Research, 2026

Minutes to dining and shopping





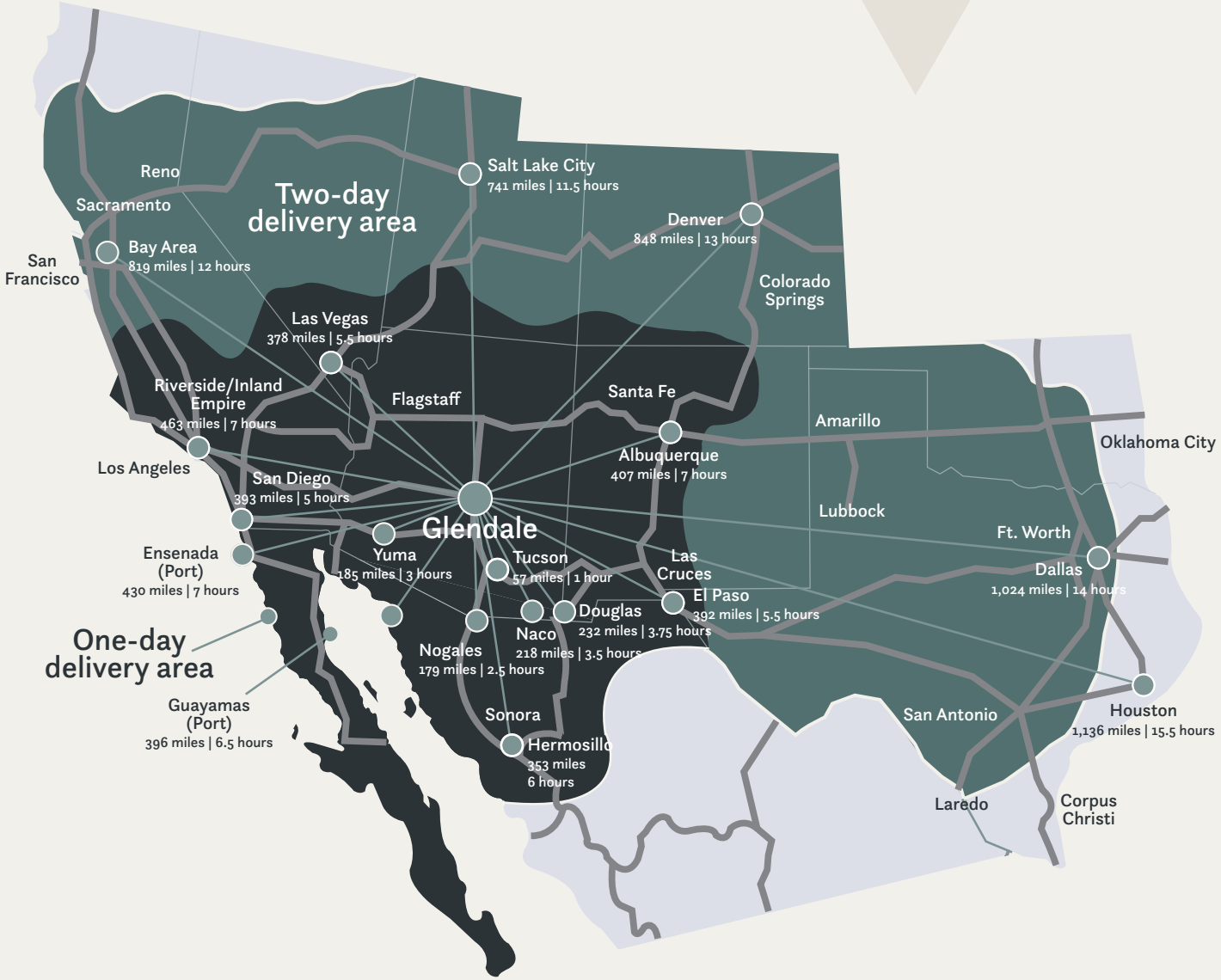




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West Valley



The West Valley is home to 1.9 million people — more than a third of Metro Phoenix's 5.1 million residents — with 65% of that population workforce age.

The region's talent runs deep in the industries this project serves: 34% of Maricopa County's manufacturing workforce lives in the West Valley, yet only 27% of manufacturing jobs are located here.

The West Valley provides a deep, ready labor pool for occupiers willing to bring the jobs to where the workers already are.

Source: WESTMARC

PARKWAY 303
— EAST —

A statement in glass and steel



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