

303 LOGISTICS

±377,155 SF and ±178,405 SF
Delivering Q3 2027

JLL

Jones Lang LaSalle Americas, Inc.
AZ License #CO508577000

Trammell Crow Company

Project Overview

Building Specs:

	Building 3	Building 4
Building Size:	377,155 SF	178,405 SF
Clear Height:	40'	36'
Dock Doors:	74: 35 North, 39 South	36 dock-high doors
Drive-In Doors:	4: 21' W x 14' H	2: 21' W x 14' H
Trailer Parking:	94: 41 North, 53 South	50
Car Parking:	322	279
Sprinklers:	ESFR fire sprinkler system, K-25 heads, designed to NFPA-13	ESFR fire sprinkler system, K-16 heads, designed to NFPA-13
Cooling:	HVAC	HVAC
Office:	±3,020 SF Spec Suite - Make Ready	±3,290 SF Spec Suite - Make Ready
Lighting:	LED Lighting - Make Ready	LED Lighting - Make Ready



Location

Immediate Access

to full diamond interchange at Loop 303 and Glendale Avenue

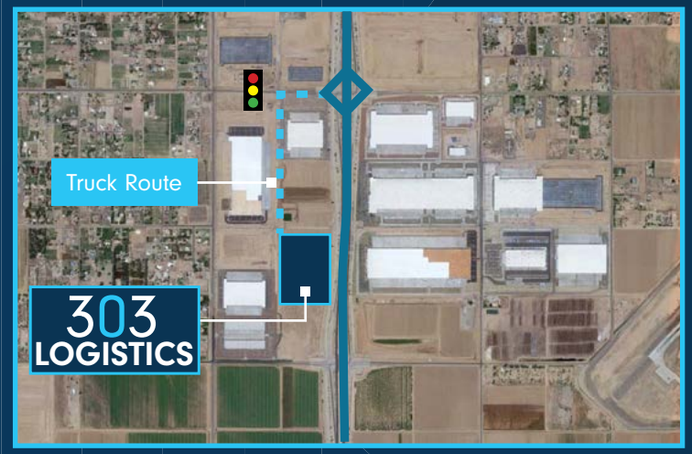
Loop 303

frontage

Approximately

5 Miles

from Interstate 10







Area Demographics

30 Minute Drive-Time

2026 Population:	Households:	Families:	Average Size:
1,347,515	450,421	326,314	3.45

Median Age:	Median Household Income:	Average Household Income:
34.4	$60,194	$78,669

Trends, 5 Year Projected Growth

Population:	Households:	Families:	Median Household Income:
8.1%	7.8%	7.8%	9.6%

Foreign Trade Zone (Capable)

72% reduction in real property tax

72% reduction in personal property (equipment) tax

- Duty Deferral
- Duty Elimination
- Reduced customs reporting entries

Education

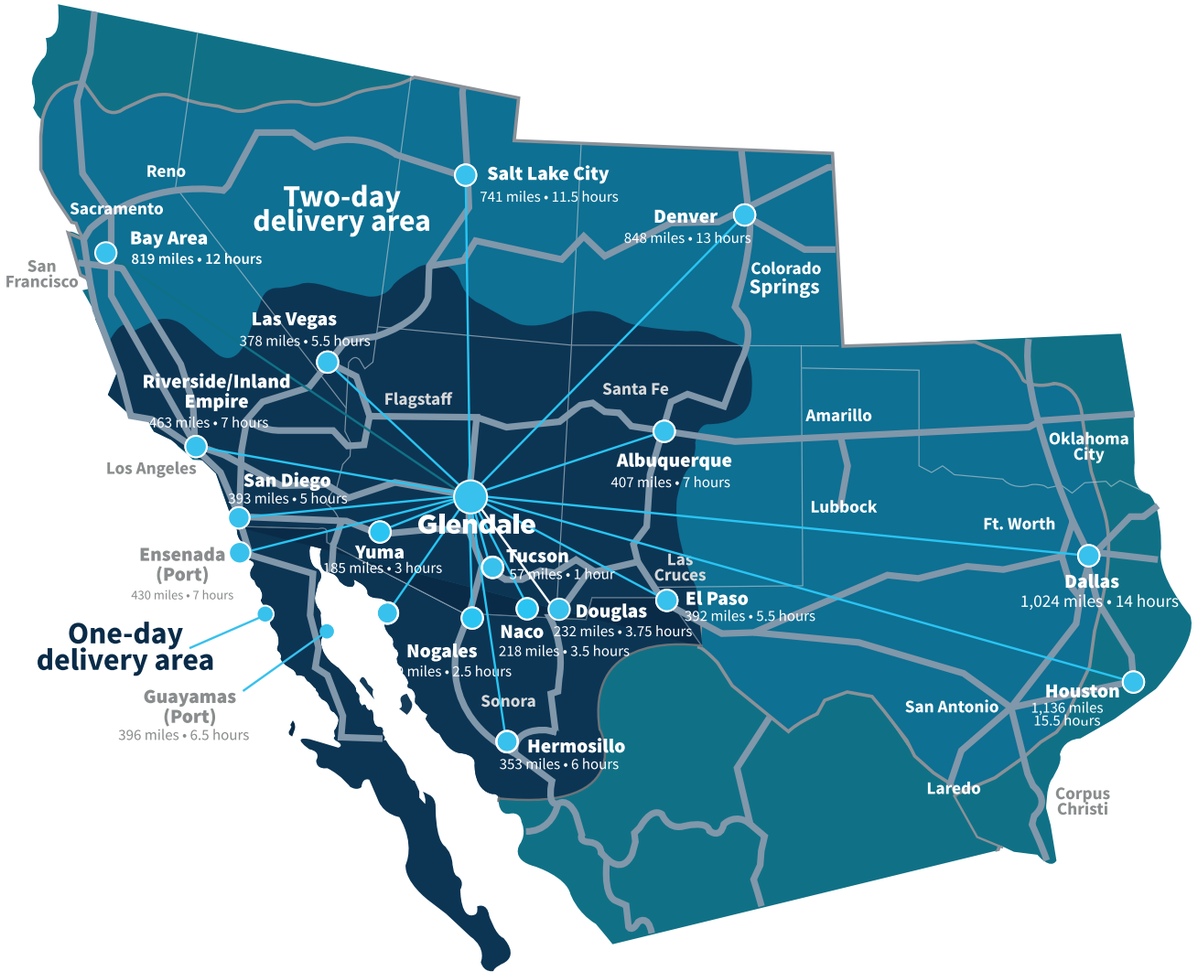
College-Educated	Associate Degree	Bachelor Degree	Graduate Degree
31.6%	9.0%	14.7%	7.9%

Workforce

12.8%	10.6%	18.6%	13.1%
Management, business, science and arts occupations	Sales and office occupations	Service occupations	Production, transportation & material

Source: JLL Research, 2026





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

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