



303 & NORTHERN

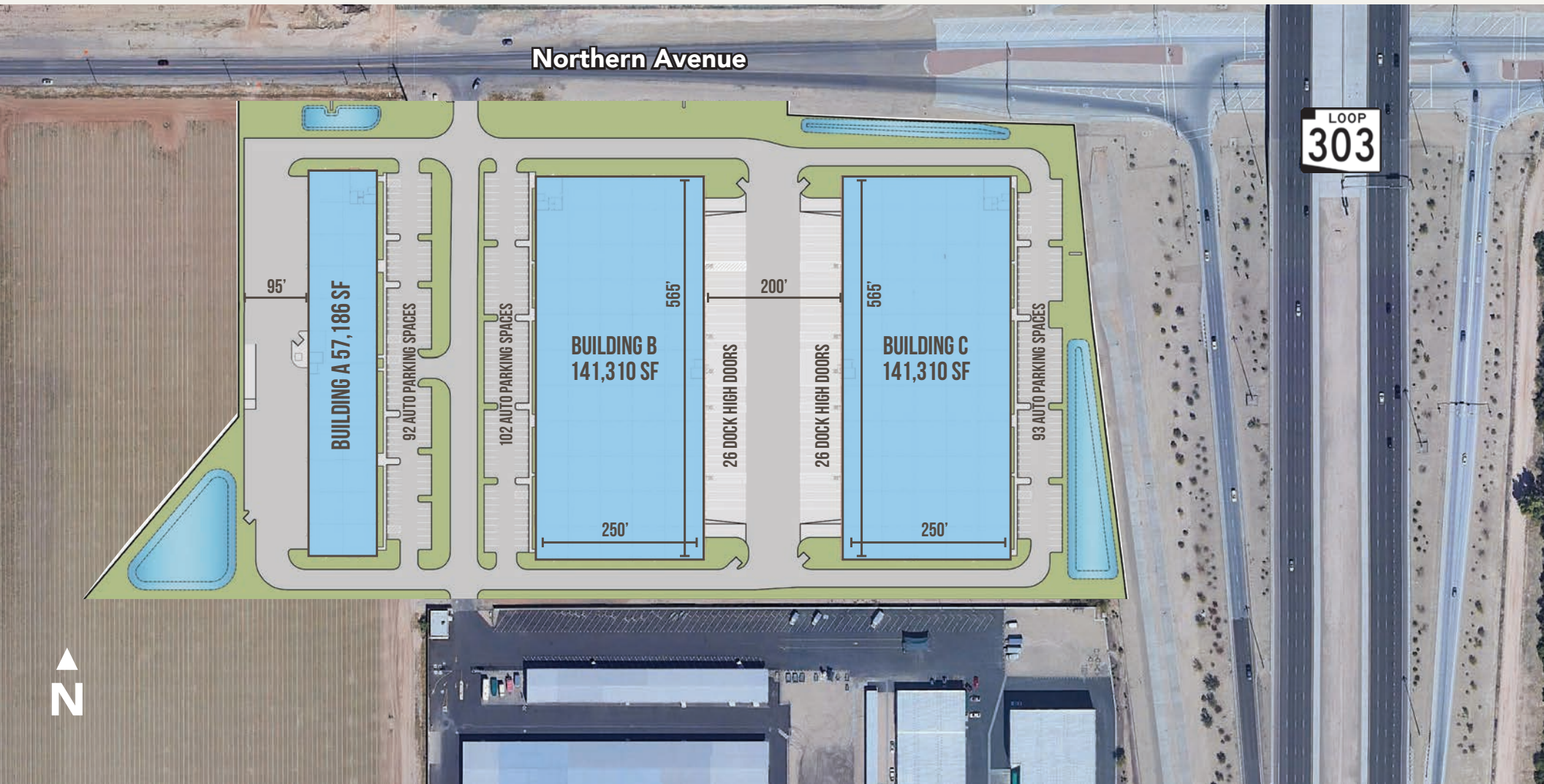
Class-A New Construction Industrial Complex
SWC Loop 303 & Northern Avenue, Glendale, AZ



Jones Lang LaSalle Americas, Inc. RE lic. #CO508577000

Located on the southwest corner of Loop 303 and Northern Avenue, this **brand new, 3-building, Class A Industrial Park** will feature buildings ranging from **57,186 SF to 141,310 SF.**

With fantastic visibility along the highly coveted Loop 303 corridor, this new development offers smaller tenants all the benefits of the most desirable logistics and distribution location in the market.



PROPERTY OVERVIEW



Brand new 3-building
industrial complex



Located on the southwest
corner of Loop 303 and
Northern Avenue



Total site area:
±22 acres



±6 miles from the Loop 303
& Interstate 10 interchange



Surrounded by high profile
corporate neighbors

BUILDING A - 57,168 SF (DIVISIBLE) - NORTHERN AVENUE FRONTAGE

Grade level doors: 6

Building dimensions: 570' x 100'

Auto parking: 92

Shared Truckwell: 1

Clear height: 28'

Power: 2000A, 277/480V

Floor thickness: 6"

Column spacing: 48' x 50'

Roof: 60 mil TPO with R-30

Sprinklers: ESFR

Truck Court Depth: 95'

BUILDING B - 141,310 SF (DIVISIBLE) - NORTHERN AVENUE FRONTAGE

Dock doors: 26

Grade level doors: 2

Building dimensions: 565' x 250'

Auto parking: 102

Clear height: 32'

Power: 3000A, 277/480V

Floor thickness: 6"

Column spacing: 52' x 48'

Speed bays: 60'

Roof: 60 mil TPO with R-30

Sprinklers: ESFR

Truck Court Depth: 200'

BUILDING C - 141,310 SF (DIVISIBLE) - NORTHERN AVENUE AND LOOP 303 FRONTAGE

Dock doors: 26

Grade level doors: 2

Building dimensions: 565' x 250'

Auto parking: 93

Clear height: 32'

Power: 3000A, 277/480V

Floor thickness: 6"

Column spacing: 52' x 48'

Speed bays: 60'

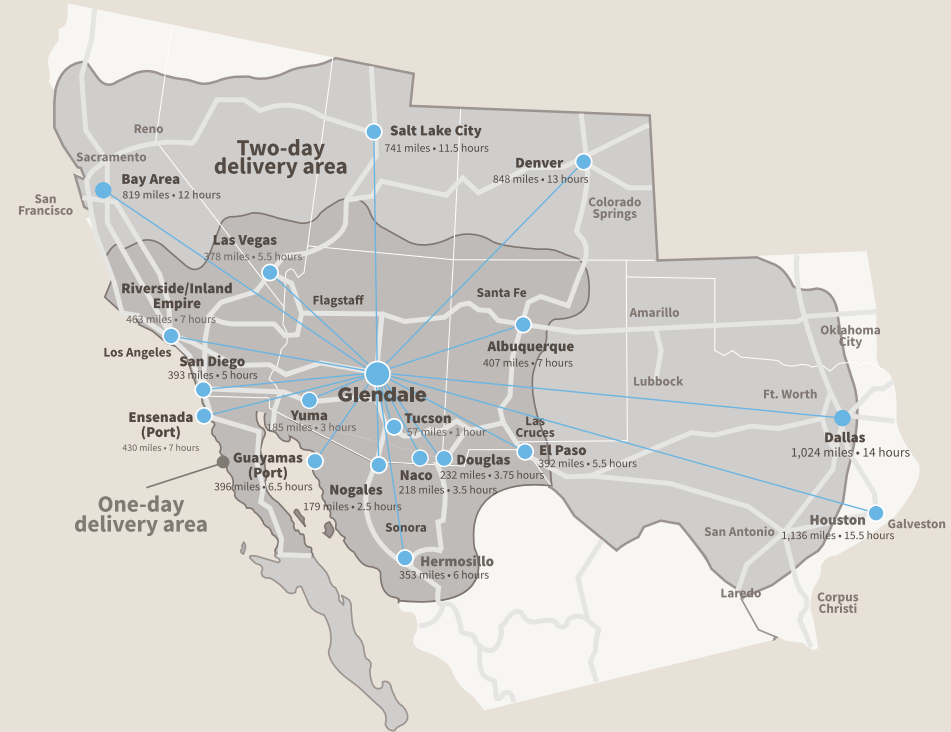
Roof: 60 mil TPO with R-30

Sprinklers: ESFR

Truck Court Depth: 200'



REGIONAL DRIVE TIMES



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