



THE CUBES

GLENDALE



CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

Speculative building
and build-to-suit
opportunities
available

GLENDALE, ARIZONA



The Cubes at Glendale is minutes from the confluence of Loop 303 and the Northern Parkway ideally located to serve Arizona as well as the key markets in the Western United States including San Francisco, Ports of Los Angeles & Long Beach, New Mexico, Utah and Nevada.



Speculative building opportunities



Shovel-ready built-to-suit sites available



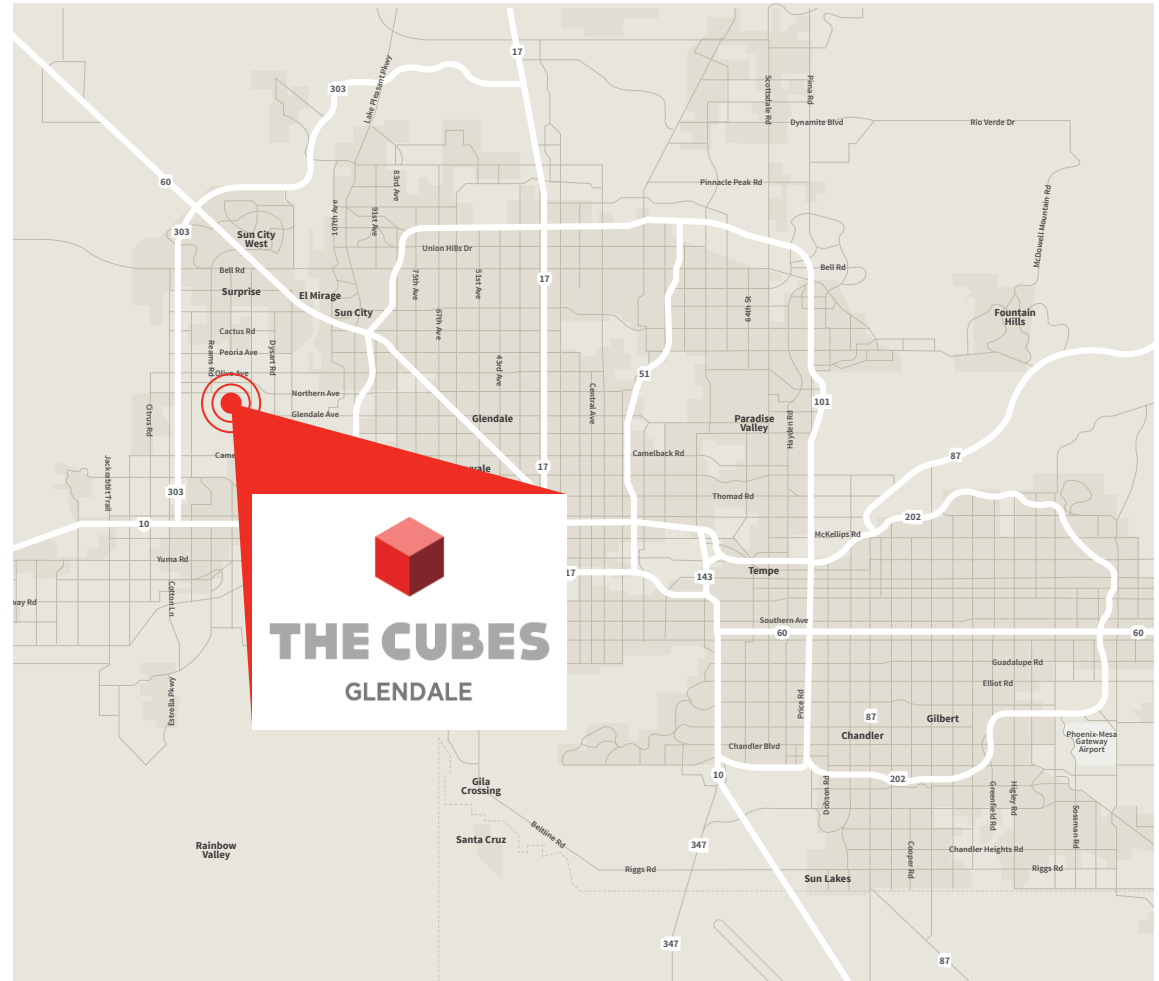
Unparalleled planning, design and construction expertise



Foreign Trade Zone (FTZ) capable



Immediate access to Northern Parkway





303

Northern Parkway

Reems Road



← ±1.5 miles

Northern Avenue

±0.5 miles



← ±1.5 miles



Glendale Avenue

Reems Road



303



Various

BUILD-TO-SUIT OPTIONS



Shovel-ready built-to-suit
sites available



Square foot maximum
building options



**SHELL
COMPLETE**

904'
BLDG E
570,080 SF

PLANNED / BTS

BLDG G
1,200,055 SF

637,040 SF
SOLD

LUKE
FORC
BAS

MASTER PLAN
1" = 250'-0"



GLENDALE AVENUE

REEMS ROAD



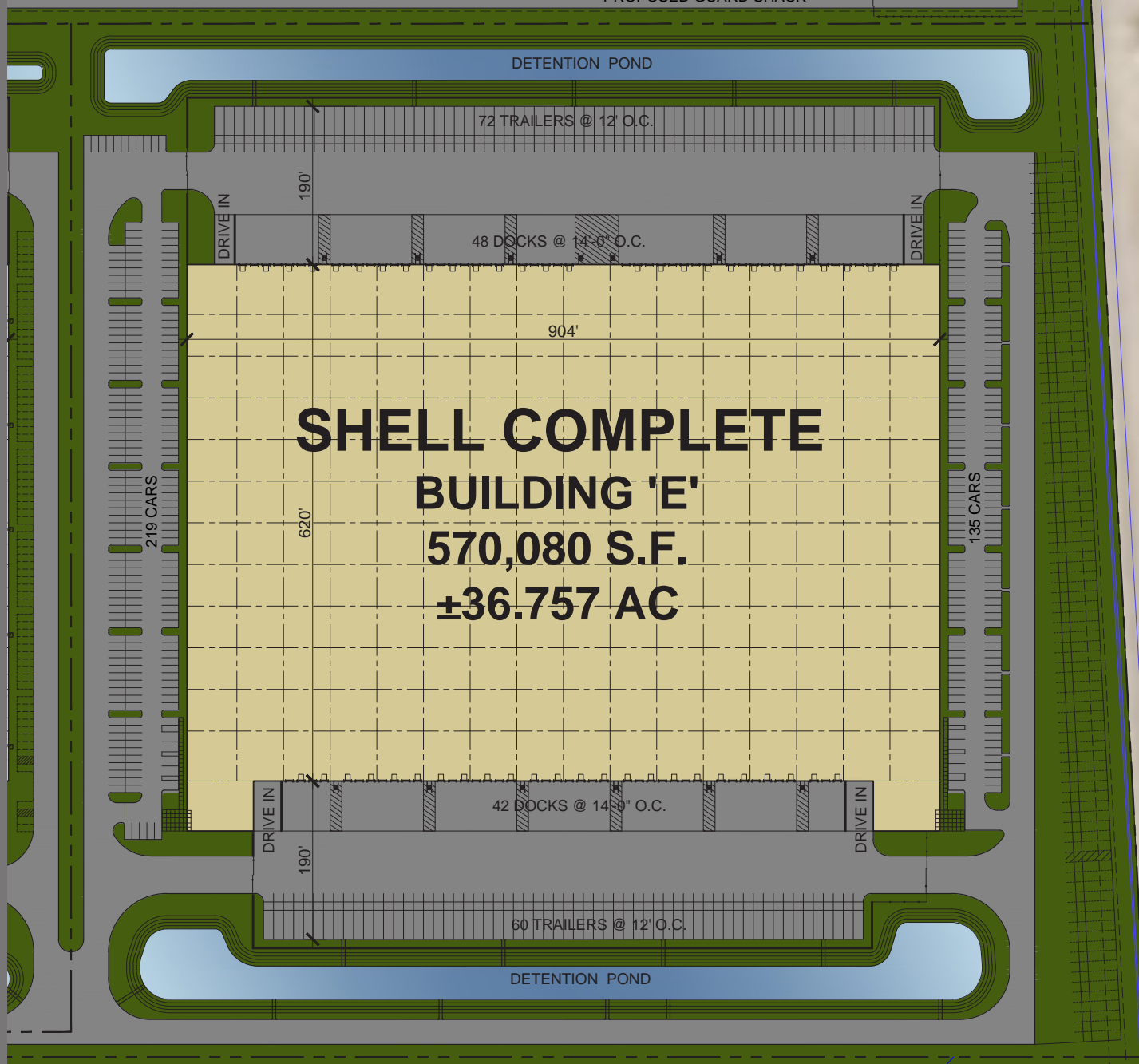
570,080 square feet

SPECULATIVE BUILDING



PROPERTY FEATURES

- ±570,080 SF (divisible)
- 40' clear height
- 620' building depth
- 87 (9' x 10') dock high doors
- 4 (14' x 16') grade level doors
- 50' x 56' typical column spacing with 60' speed bays
- 190' concrete truck courts; fully secured / gated
- 132 trailer parking stalls (89 future trailer stalls)
- 356 auto parking stalls
- Moment framing
- Clerestory windows
- LED lighting
- K25.2 ESFR fire sprinkler system
- Two 3,000A, 480/277V, 3 phase power service sections
- 8" flooring, unreinforced
- 45 mil TPO roof system; 15 year warranty
- Insulated shell and HVAC ready
- Two existing groundwater wells in the business park
- Heavy industrial zoning



40'
clear height



620'
building depth

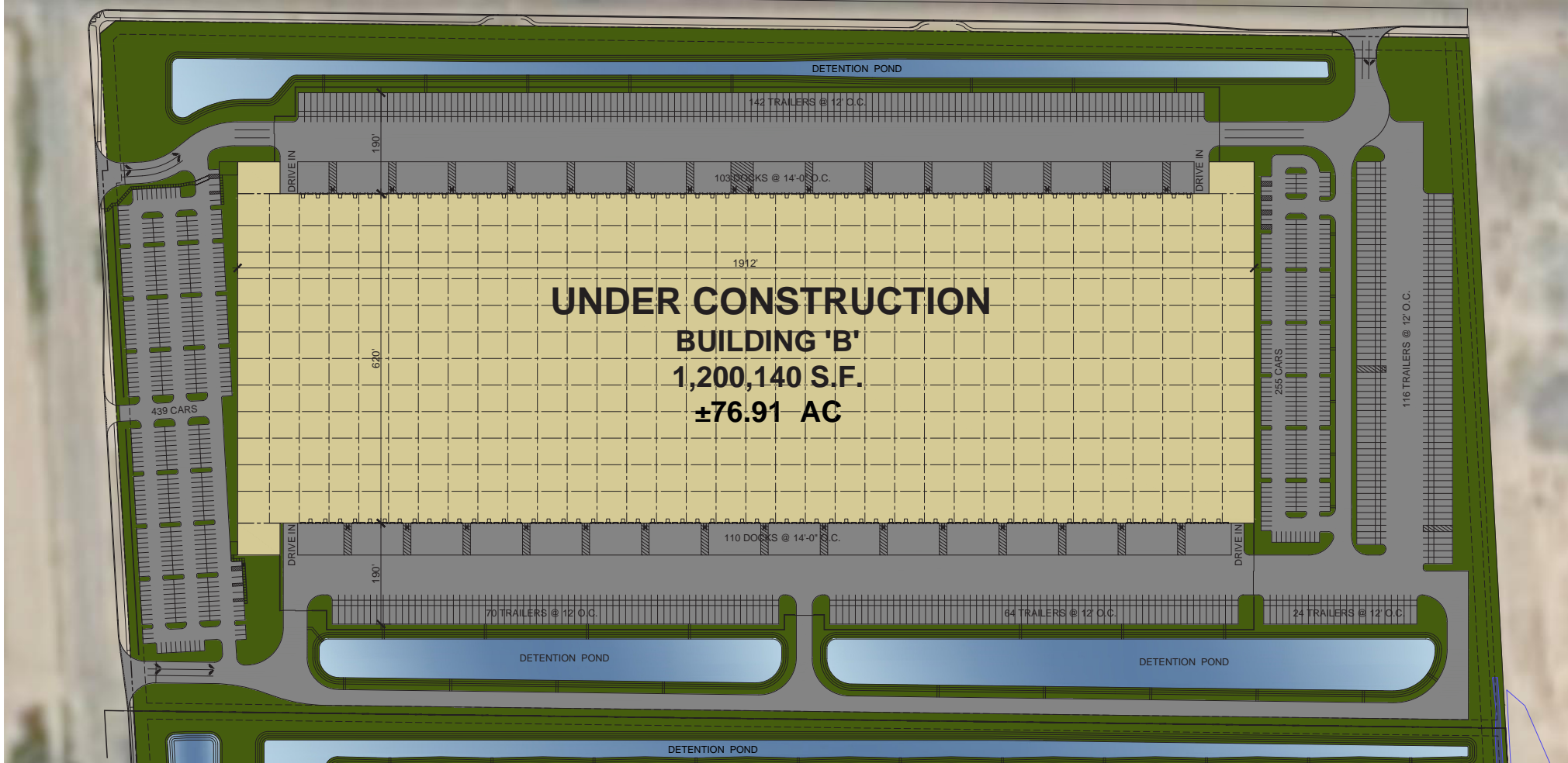


190'
truck court

BUILDING B

1.2 MSF SPEC BUILDING





PROPERTY FEATURES

- ±1,200,140 SF
- 40' clear height
- 620' building depth
- 213 (9' x 10') dock high doors
- 4 (14' x 16') grade level doors
- 50' x 56' typical column spacing with 60' speed bays
- 190' concrete truck courts; fully secured / gated
- 416 trailer parking stalls
- 694 auto parking stalls
- Moment framing
- Clerestory windows
- LED lighting
- K25.2 ESFR fire sprinkler system
- Two 3,000A, 480/277V, 3 phase power service sections
- 8" flooring, unreinforced
- 60 mil TPO roof system; 20 year warranty
- Insulated shell and HVAC ready
- Two existing groundwater wells in the business park
- Dedicated truck queuing lane
- Heavy industrial zoning

BUILDING G

**1.2 MSF
PLANNED / BTS**





PROPERTY FEATURES

**PROPOSED
BUILDING 'G'
1,200,055 S.F.
±108.08 AC**

- ±1,200,055 SF
- ± 108 acre site
- 40' clear height
- 620' building depth
- 200 (9' x 10') dock high doors
- 4 (14' x 16') grade level doors
- 50' x 56' typical column spacing
- 60' speed bays
- 190' concrete truck courts; fully secured / gated
- 272 trailer parking stalls (expandable to 720)
- 411 auto parking stalls
- Moment framing
- Clerestory windows
- LED lighting
- K25.2 ESFR fire sprinkler system
- Two 3,000A, 480/277V, 3 phase power service sections
- 8" flooring, unreinforced
- 60 mil TPO roof system; 20 year warranty
- Insulated shell and HVAC ready
- Two existing groundwater wells in the business park
- Dedicated truck queuing lane
- Heavy industrial zoning



Arizona

ONE OF THE FASTEST GROWING STATES

State of Arizona

**#1 MOST
FAVORABLE
REGULATORY
CLIMATE**

—Area Development

**#2 WORKFORCE
MARKET**

—CNBC America's Top States for Business

**#5 OVERALL
GROWTH
PROSPECTS**

—Forbes

**#8 BUSINESS
FRIENDLINESS**

—CNBC

ARIZONA PUTS BUSINESS FIRST



THRIVING INNOVATION

With a surging innovation ecosystem and a \$3 million Arizona Innovation Challenge, Arizona attracts global corporations and forward-thinking start ups.



LOW COST OF DOING BUSINESS

Arizona ranks seventh lowest in average workers compensation costs, fifth lowest in property taxes, and second lowest in unemployment insurance tax.



TOP TALENT

Poised and ready to meet your project needs, the state's workforce is abundant, talented and young.



SIMPLIFIED TAX SYSTEM

Arizona has among the lowest corporate and individual income tax rates in the nation, lowering your cost of doing business.



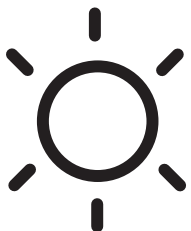
STREAMLINED REGULATION

Arizona has created a minimalist regulatory environment by cutting red tape and by repealing overly burdensome regulations.



ACCESS TO MAJOR WORLD MARKETS

Arizona is immediately accessible to three of the world's largest economies: California (#6), Texas (#11) and Mexico (#18).



EXCEPTIONAL QUALITY OF LIFE

From an unsurpassed number of sunny days to snow skiing, Arizona's quality of life is second to none.

An aerial photograph of a large industrial park in the West Valley, featuring several large, rectangular warehouse-style buildings with flat roofs. The entire image is overlaid with a semi-transparent red filter. In the background, a range of mountains is visible under a clear sky. The foreground shows a paved area and a parking lot.

The endless growth potential of

THE WEST VALLEY

The West Valley is home to a 1.6 million person workforce, yet many of those workers are currently traveling to other parts of the Valley for work.



69%

of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County



28%

of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here



40%

of Phoenix residents live in the west of Interstate 17. Phoenix, the state's largest city, has a population of 1.5 million.



62%

of the West Valley population is workforce age.

The West Valley is home to an abundance of public and private universities, community colleges and technical schools.



City of Glendale

ARIZONA'S SIXTH LARGEST CITY



A dynamic city located in Greater Phoenix's northwest valley, Glendale has earned a business-friendly reputation by providing expedited, professional staff assistance, making strategic infrastructure investments, and collaborating to leverage public-private partnerships. As Arizona's sixth largest city with a population of over 254,000 Glendale is the place for family and business.



Highly Strategic Location

Glendale is accessible via the Loop 101, U.S. 60, Loop 303 and is three miles from Interstates 10 and 17.



Sports & Entertainment Destination

Glendale has hosted two Super Bowls, three college football championship games, the Fiesta Bowl, the 2017 NCAA Men's Final Four, and other holiday events such as Glendale Glitters.



Aerospace & Defense Hub

Glendale's Luke Air Force Base is home to the F-35 training program, which is the newest jet in the Air Force.



254,088

Population



\$59,711

Median Household Income



4.90%

Corporate Income Tax Rate



33

Median age



\$5 BILLION

Total Annual Consumer Expenditure

TOP EMPLOYERS

- Banner Health
- Luke Air Force Base
- Fortune 2 E-Commerce
- PetSmart
- Swift
- FedEx

TARGETED INDUSTRIES

- Aerospace, Aviation & Defense
- Advanced Business Services
- Manufacturing
- Healthcare & Bioscience
- Technology & Innovation

SIX

Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University

\$771M

Glendale's colleges and universities provide an economic impact of \$771 million

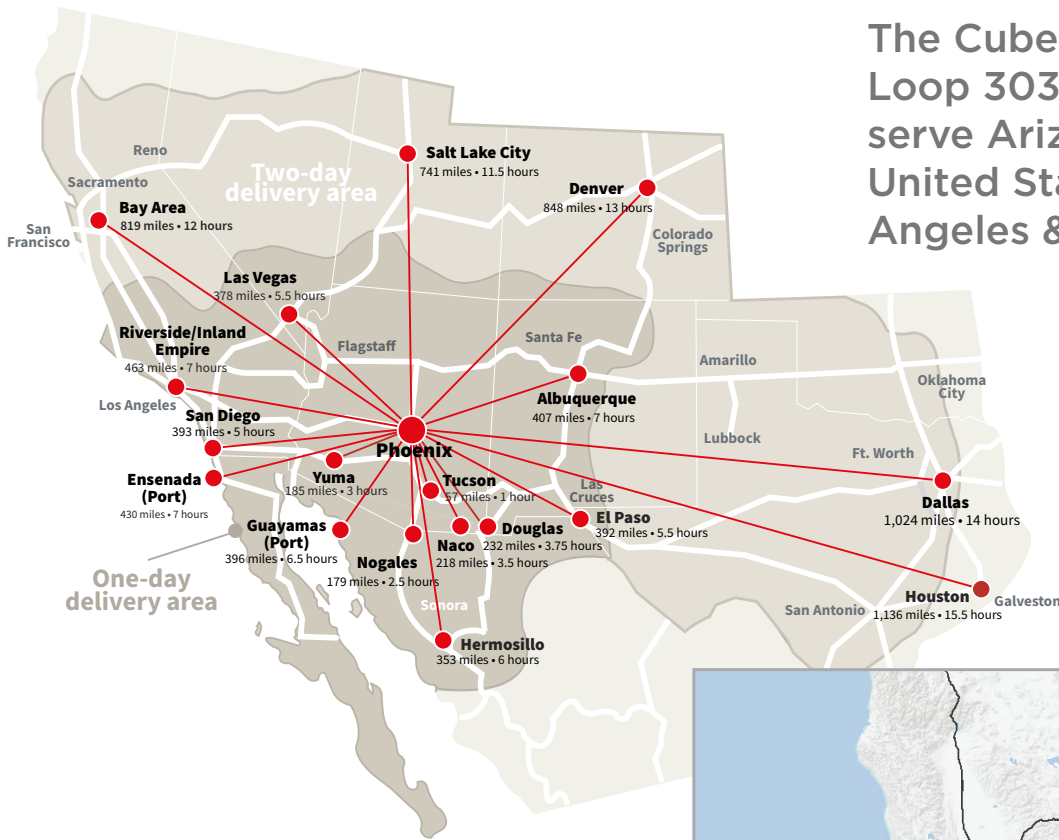
1.9 MILLION

1.9 Million people live within a 30-minute commute to the City's geo hub

A semi-truck is shown from the side, driving on a multi-lane highway. The scene is captured at sunset or sunrise, with a warm, orange-red glow over the sky and clouds. The truck is white, and its trailer is visible. The road has yellow lane markings, and the background shows distant hills under a hazy sky. The entire image is overlaid with a semi-transparent red filter.

Central location and

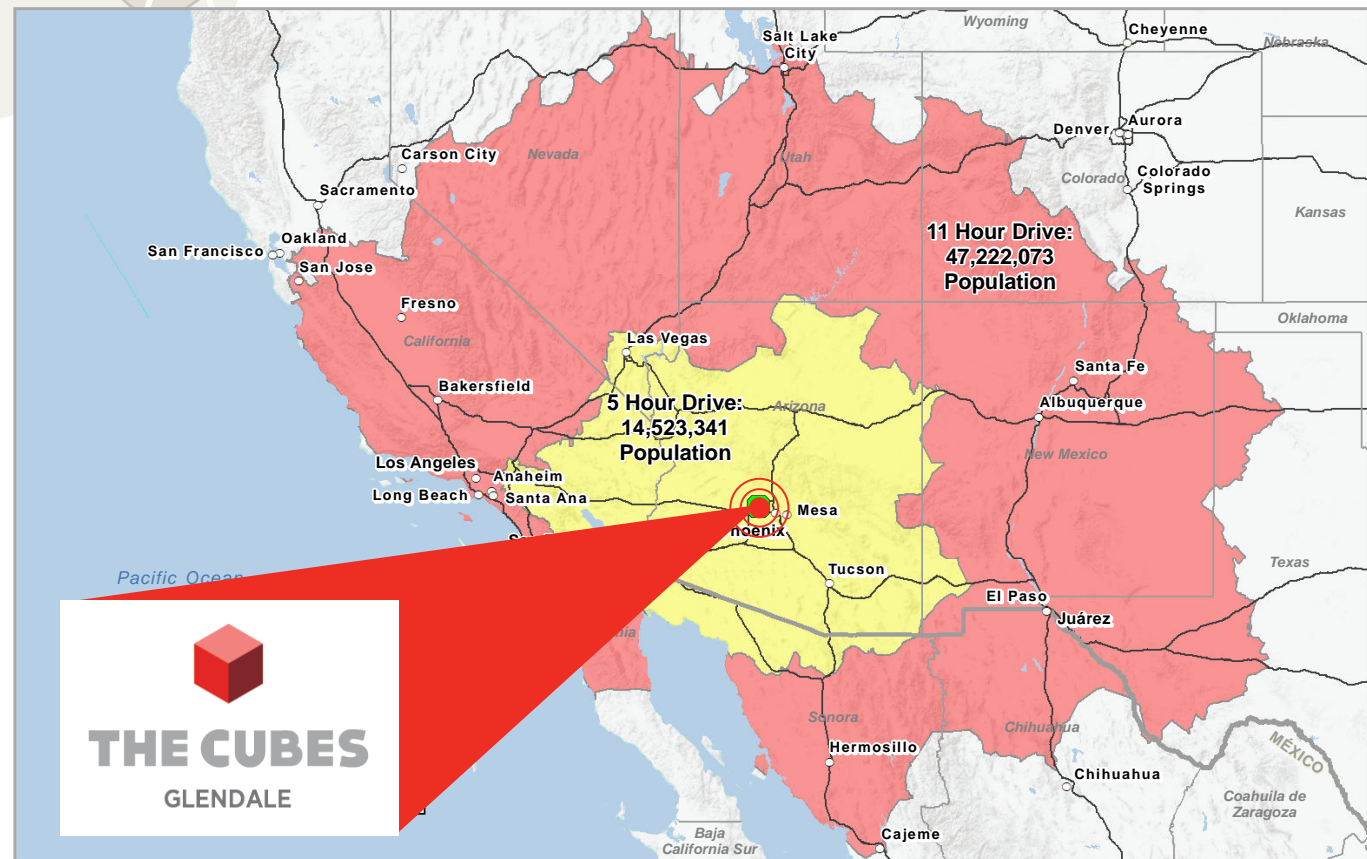
TRANSPORTATION



The Cubes at Glendale is minutes from the confluence of Loop 303 and the Northern Parkway, ideally located to serve Arizona as well as the key markets in the Western United States including San Francisco, Ports of Los Angeles & Long Beach, New Mexico, Utah and Nevada.

- Immediate access to Northern Parkway via a full diamond interchange at Reems Road
- ± 1.5 miles from Loop 303 via full diamond interchanges at Northern Avenue and Glendale Avenue
- ± 6.5 miles from Interstate 10

- 4 hours from Inland Empire
- ± 368 miles (5.5 hours) to Ports of Long Beach / Los Angeles
- Adjacent to Luke Air Force Base
- 14.5M population within a 5 hour drive
- 47.2M population within an 11 hour drive
- 30 miles from Phoenix Sky Harbor International Airport



Well known

CORPORATE NEIGHBORS

The CUBES at Glendale is immediately surrounded by brands like Red Bull, White Claw, Ball, a Fortune 2-Ecommerce Company, Walmart and FedEx.



800,000 SF



800,000 SF



850,000 SF



1,100,000 SF



1,250,000 SF



1,200,000 SF



850,000 SF



640,000 SF





Sarival Road

Reems Road

Bullard Avenue

Northern Parkway

±0.5 miles
±1.5 miles

±1.5 miles

WILLIAMS
SONOMA
CALIFORNIA

MLILY

Fortune 2
E-commerce

REI

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

XPO Logistics

BEST
BUY

ups

IMLERCHRYSLER

ERERO

Microsoft

Nestle

Luke Air Force Base

Litchfield Road

Dysart Road

WIGWAM
ARIZONA

Camelback Road

Indian School Road

2022
CONSTRUCTION

Coca-Cola

2023
CONSTRUCTION

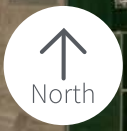
101

CONAIR

Westgate
Stadium
District

ARIZONA
CARDINALS

101





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GLENDALE

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REAL ESTATE
SOLUTIONS



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