



Reywest Commerce Center
±104,148 SF (end cap) available
3602 West Washington Street | Phoenix, Arizona

RAIL CAPABLE



Marc D. Hertzberg, SIOR
Managing Director
JLL Supply Chain & Logistics Solutions
+1 602 282 6269
marc.hertzberg@am.jll.com

Riley A. Gilbert
Senior Vice President
JLL Supply Chain & Logistics Solutions
+1 602 282 6271
riley.gilbert@am.jll.com

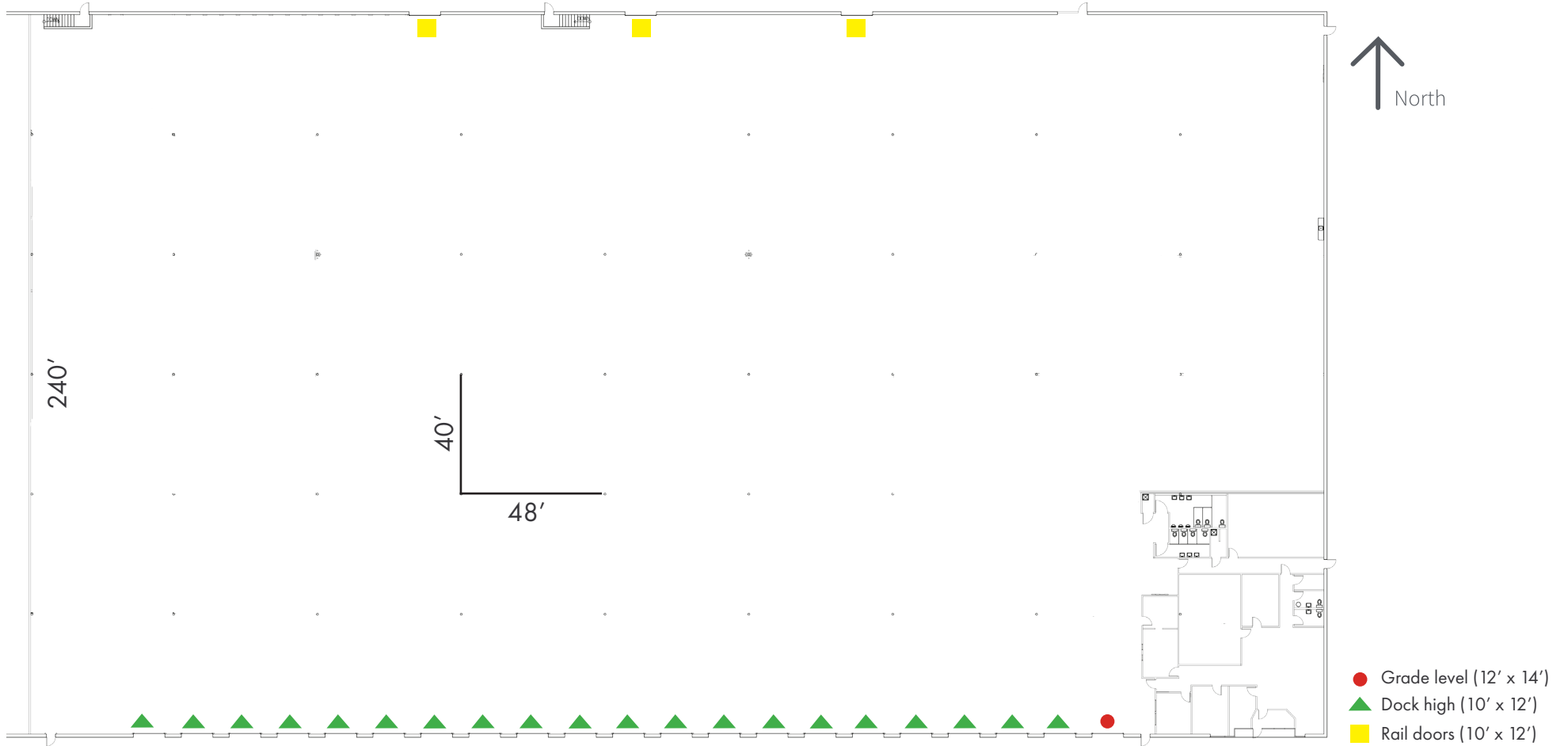
Anthony J. Lydon, CSCMP
Managing Director
JLL Supply Chain & Logistics Solutions
+1 602 282 6268
aj.lydon@am.jll.com

John J. Lydon
Vice President
JLL Supply Chain & Logistics Solutions
+1 602 282 6326
john.lydon@am.jll.com





Reywest Commerce Center
±104,148 SF (end cap) available
 3602 West Washington Street | Phoenix, Arizona

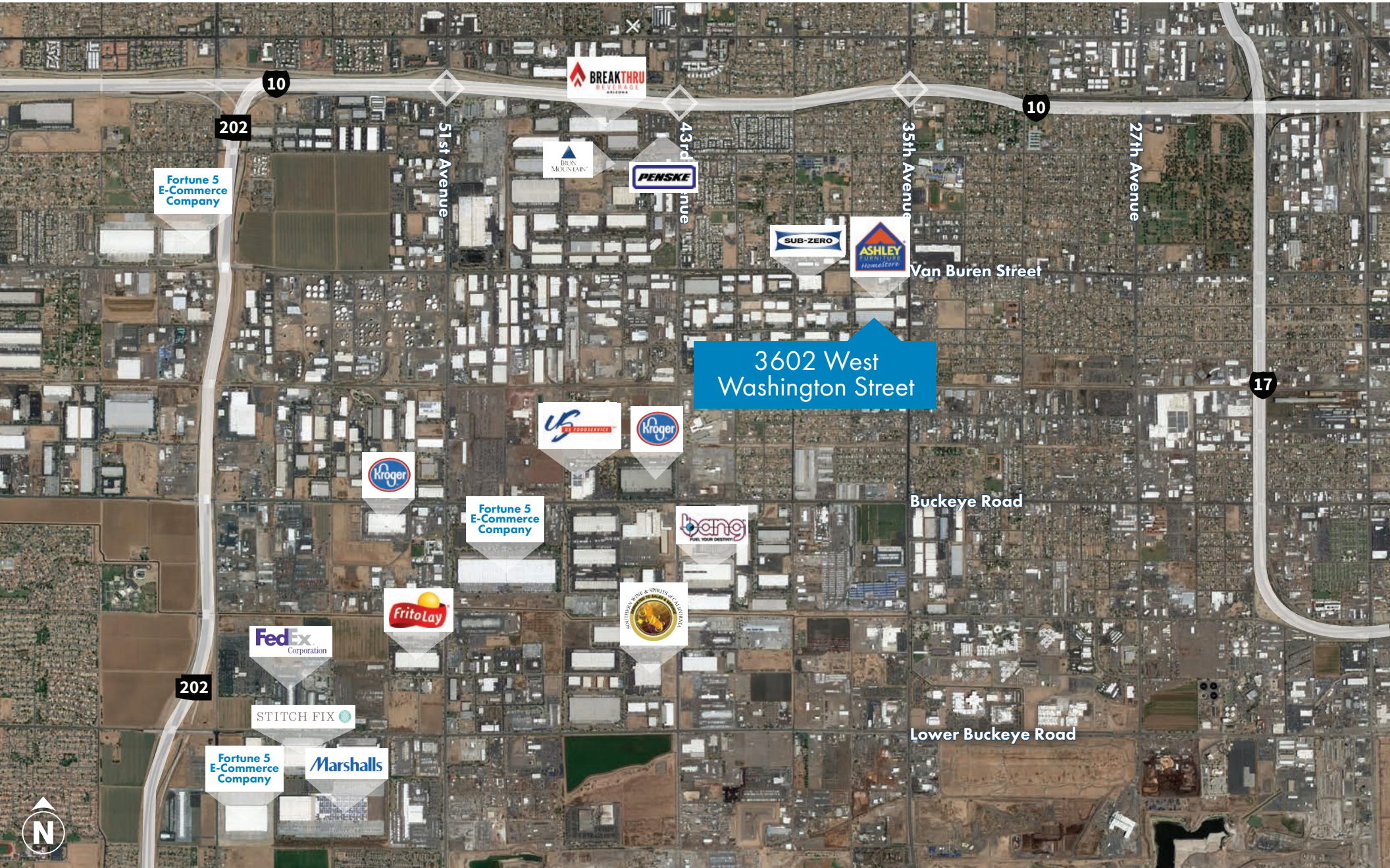


Property Features

Square feet:	±104,148	Rail doors:	(3) doors served by Union Pacific	Floors:	6" over 4" AB
Office square feet:	±4,148	Sprinkler system:	K-14 ESFR fire sprinklers	Truck court:	Full concrete, fenced and secured
Clear height:	30'	Power:	1600A, 277/480v, 3 Phase	Zoning:	A-2 Zoning, City of Phoenix
Dock high doors:	Twenty (20) 10'x12'	Cooling:	Evaporative cooled warehouse	Electric provider:	APS
Levelers:	(9) pit; (11) edge of dock	Building depth:	±240'	Gas provider:	Southwest Gas
Ramp to grade doors:	One (1) 12'x14'	Column spacing:	±48' x 40'	Lease rate:	\$0.46 NNN



Raywest Commerce Center
±104,148 SF (end cap) available
3602 West Washington Street | Phoenix, Arizona



Fortune 5 E-Commerce Company

BREAKTHRU

IRON MOUNTAIN

PENSKE

SUB-ZERO

ASHLEY HomeStore

3602 West Washington Street

US FOODSERVICE

Kroger

Kroger

Fortune 5 E-Commerce Company

bang

FritoLay

SOUTHERN WINE & SPIRITS

FedEx Corporation

STITCH FIX

Fortune 5 E-Commerce Company

Marshalls

Buckeye Road

Lower Buckeye Road





Reywest Commerce Center
±104,148 SF (end cap) available
 3602 West Washington Street | Phoenix, Arizona

Arizona competitiveness

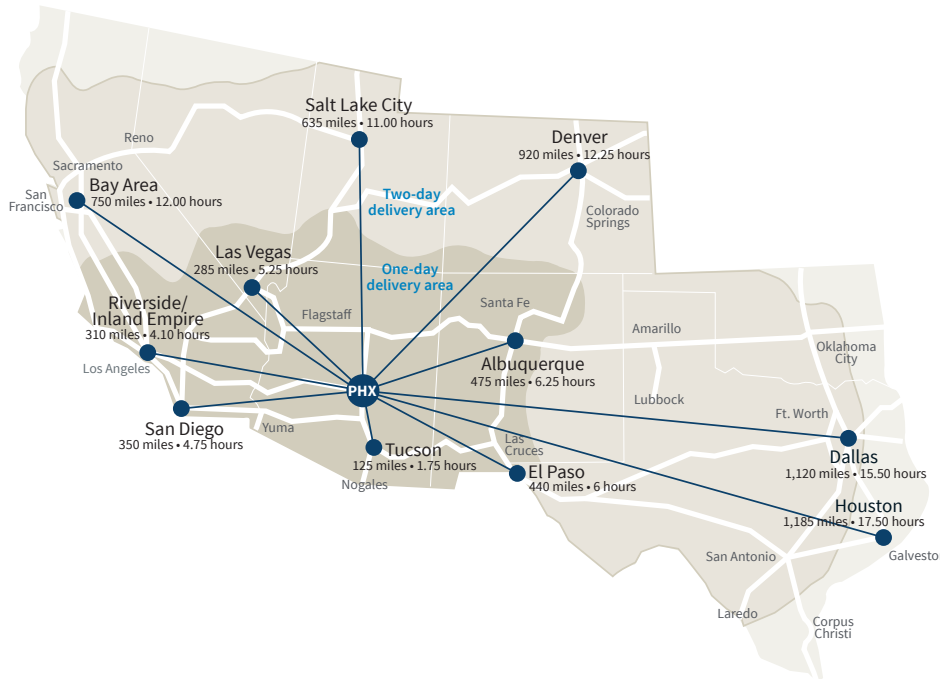
- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

City of Phoenix

- Operating costs in Greater Phoenix are approximately 40% lower than in California.
- Arizona offers more than 20 business incentives to choose from.
- With 4.2 million people, Greater Phoenix's population is expected to nearly double in the next two decades.
- Greater Phoenix was recently ranked by Forbes as a Top 10 next big boomtown in the U.S.

Multi-modal access to key western U.S. markets

Less than a day travel



Marc D. Hertzberg, SIOR
 Managing Director
 JLL Supply Chain & Logistics Solutions
 +1 602 282 6269
 marc.hertzberg@am.jll.com

Riley A. Gilbert
 Senior Vice President
 JLL Supply Chain & Logistics Solutions
 +1 602 282 6271
 riley.gilbert@am.jll.com

Anthony J. Lydon, CSCMP
 Managing Director
 JLL Supply Chain & Logistics Solutions
 +1 602 282 6268
 aj.lydon@am.jll.com

John J. Lydon
 Vice President
 JLL Supply Chain & Logistics Solutions
 +1 602 282 6326
 john.lydon@am.jll.com

