

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

# **RAIL CAPABLE**



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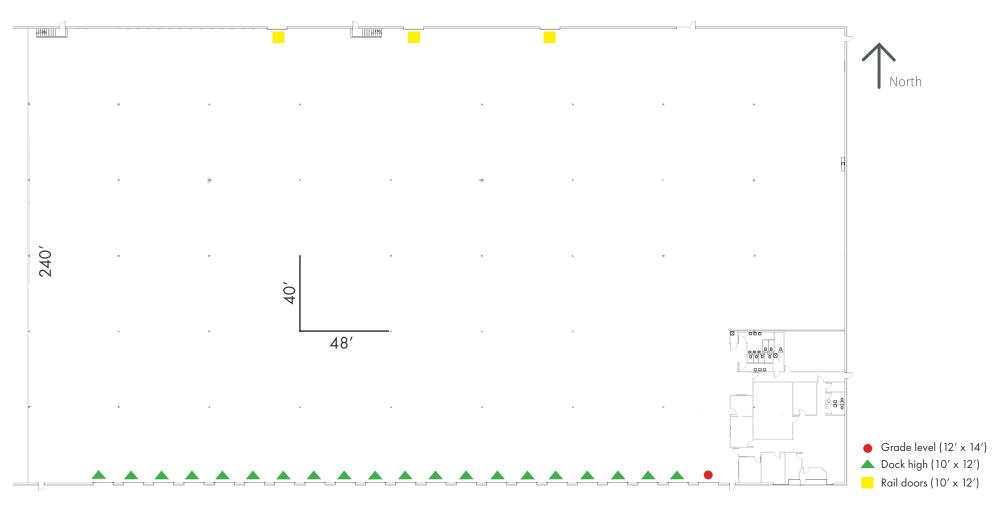
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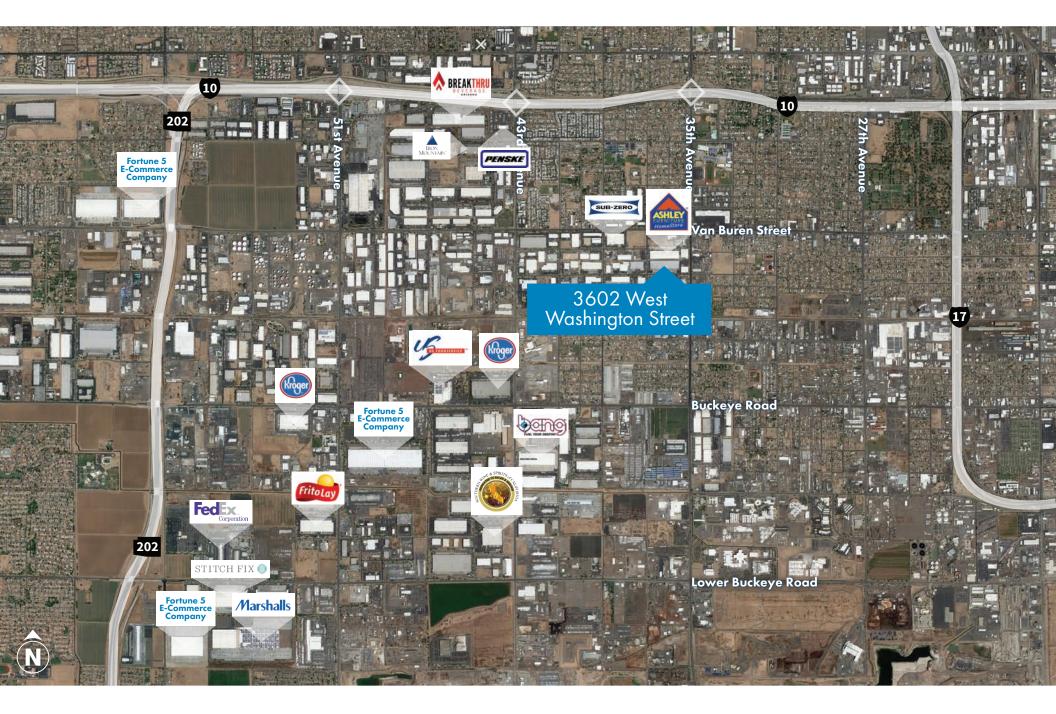
#### **Property Features**

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' × 40'	Lease rate:	\$0.46 NNN



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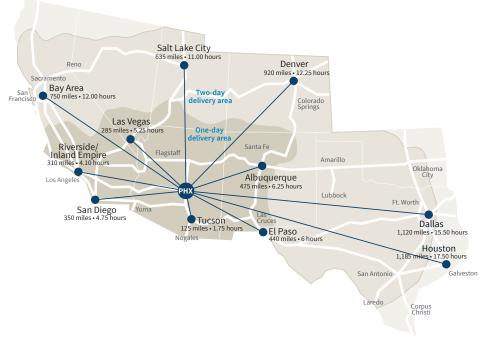
#### Arizona competitiveness

- 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

#### Multi-modal access to key western U.S. markets Less than a day travel

#### **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.





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