

WEST 80 INDUSTRIAL

8001 WEST BUCKEYE ROAD | Phoenix, AZ

±379,828 SF INDUSTRIAL FACILITY FOR LEASE



**NEW CLASS "A"
DEVELOPMENT**



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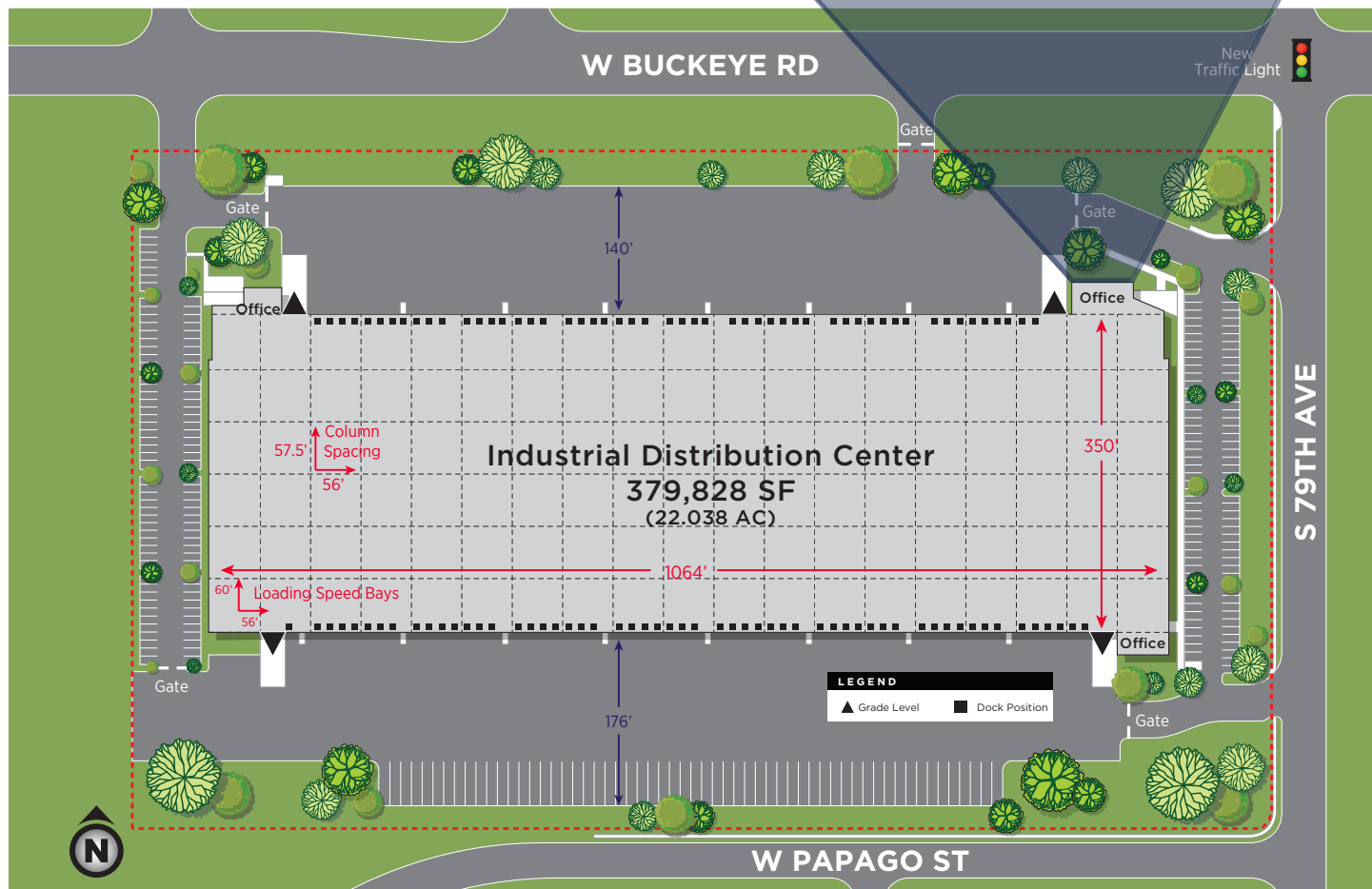
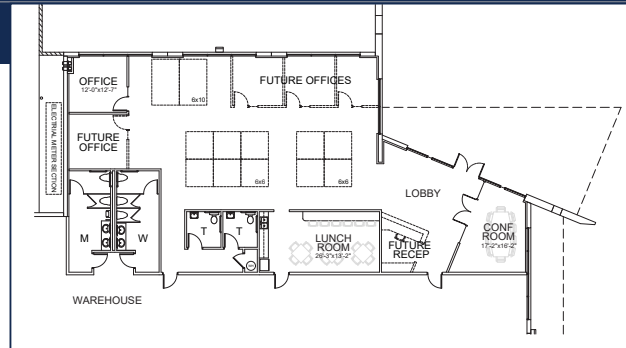
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Property Features

- Industrial Building on ±22 Acres
- Total Building Area: ±379,828 SF (Divisible to ±125,000)
- ±3,830 SF Office
- Additional Office Space to Suit
- Clear Height: 36'
- (5) 35,000 lb mechanical pit levelers
- Loading: 104 Dock High Doors, 4 Ramps to Grade Level
- 3 right height fans
- Building Dimensions: 350' x 1,064'
- 60' Speed Bays
- Column Spacing: 56' x 57'-5"
- 2% Skylights
- HVAC: To Suit
- Insulation: R-19
- Fire Suppression: ESFR, K22-4
- Power: 2500 & 1600 Amps 277/480v
- Parking: 194 Stalls
- 60 Trailer Storage Stalls
- Concrete Truck Courts
- Security Gates
- Cross-Dock Configuration
- 4 Ingress/Egress Access Points
- CP/GCP Zoning, City of Phoenix
- New Traffic Signal at 79th Avenue & Buckeye Road

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Corporate Neighbors



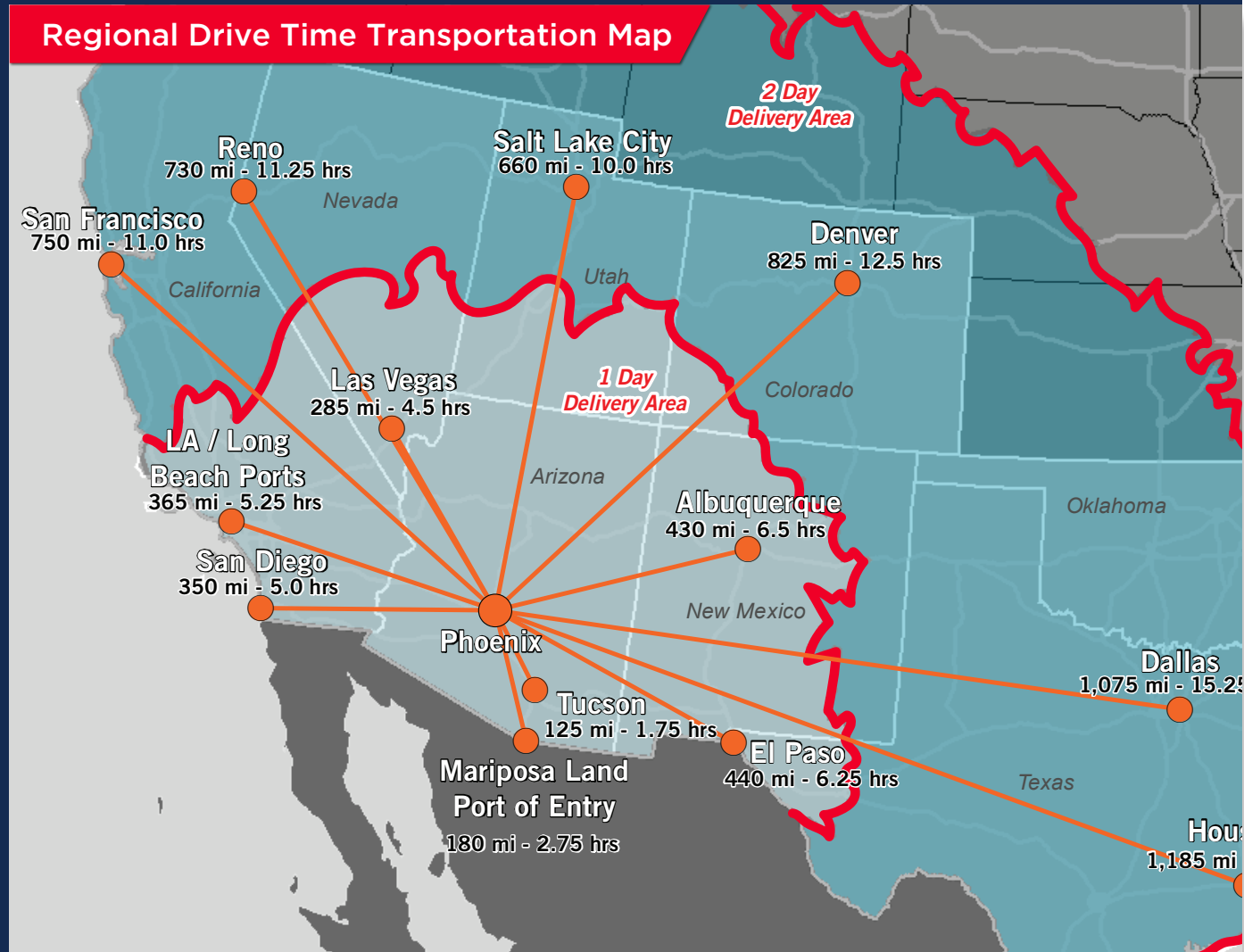
Arizona Business Incentives

Arizona is an attractive location to conduct business due to its pro-business growth agenda, climate, and location. Companies can transport goods and services easily to key California, Texas, and Mexico markets.

- In 2017, Arizona's corporate tax rate shrunk to 4.9%
- In 2016, commercial property taxes declined by 10%
- High Quality Work Force - Nationally, Arizona is ranked 2nd in workforce quality and availability and 1st in higher education degree output. (Arizona Commerce Authority, Special Report/Arizona: State of Business. WSJ. 2014.)
- Foreign Trade Zone
 - Duty Exemption (on re-exports)
 - Duty Deferral (on imports)
 - Inverted Tariff (on imports)
 - Property Tax Benefit
 - Goods and Domestic Goods (held for export) exempt from state/local inventory taxes
- Sales Tax Exemptions for Manufacturing (ARS 42-5159(B)(1)).

Source: <http://www.azcommerce.com/incentives/>

Regional Drive Time Transportation Map



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