

# VT303

**6395 N. SARIVAL ROAD**  
GLENDALE, AZ 85340



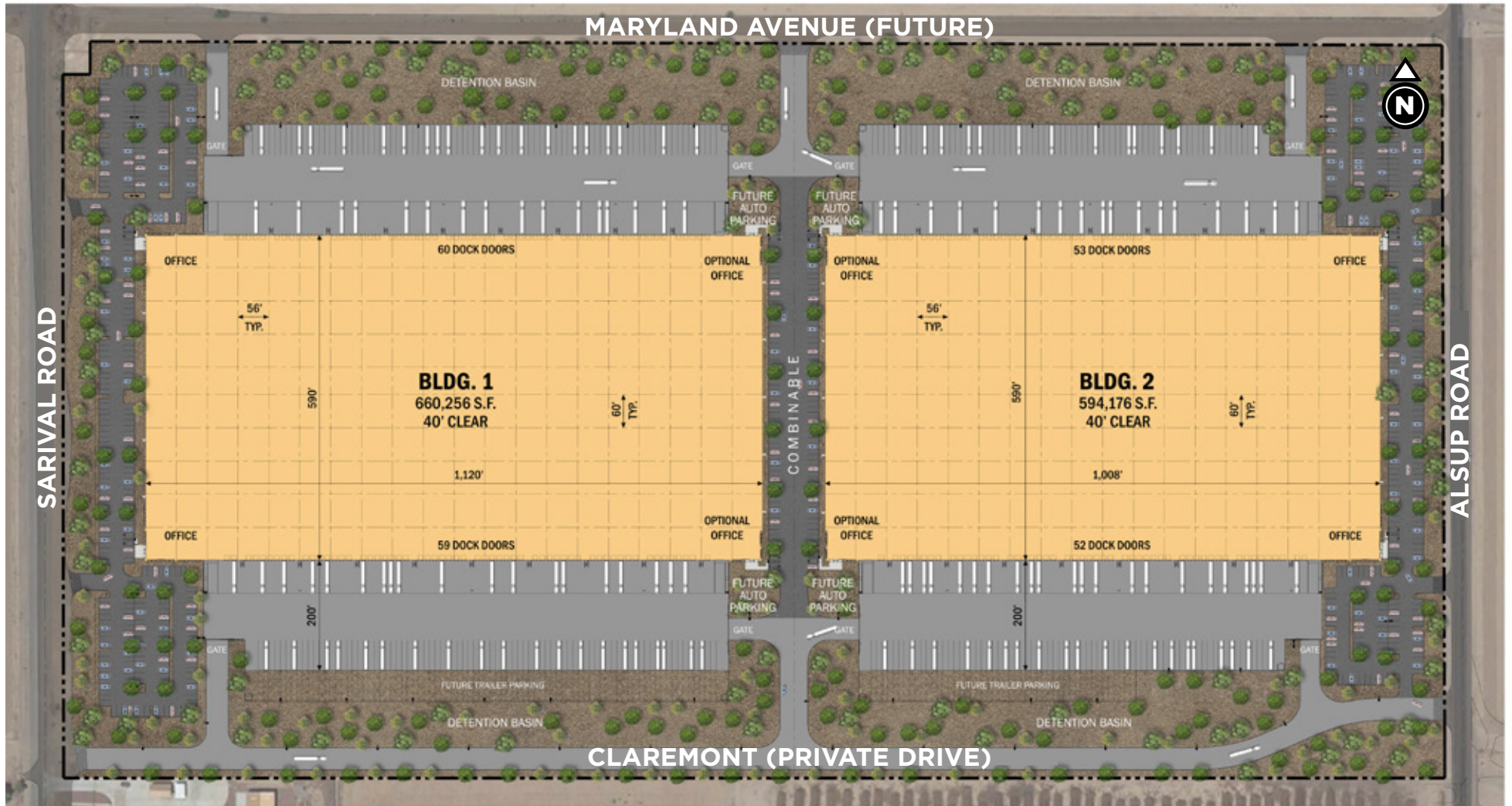
**JIM WILSON**

Executive Managing Director  
+1 602 229 5923  
jim.wilson@cushwake.com

**BRIAN LEE**

Executive Managing Director  
+1 602 339 2020 (cell)  
brian.p.lee@cushwake.com

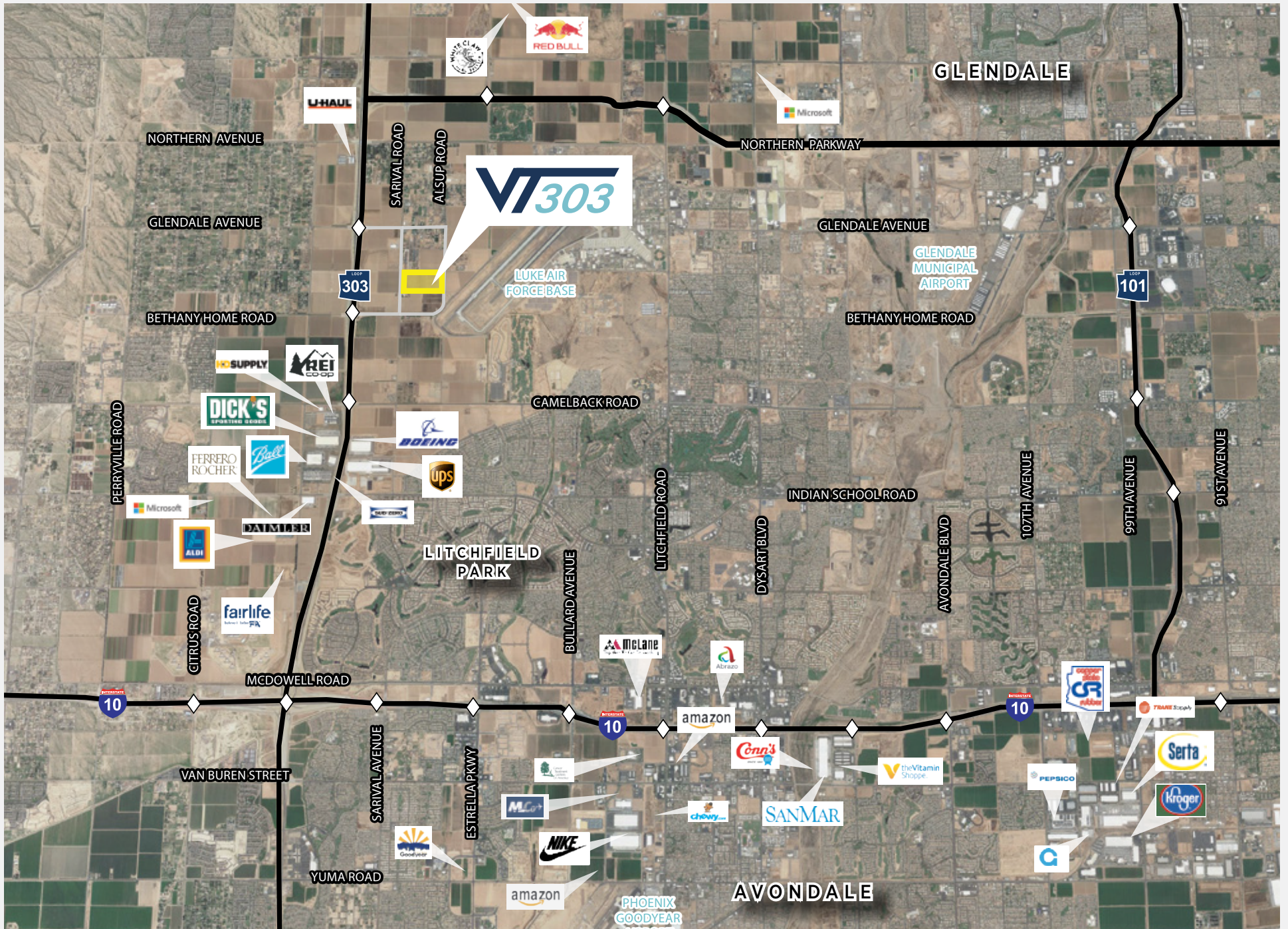




# SITE PLAN

<b>Clear Height</b>	40'
<b>Employee Parking</b>	Building 1 - 375 spaces Building 2 - 344 spaces
<b>Trailer Parking</b>	Building 1 - 174 expandable to 261 Building 2 - 150 expandable to 199
<b>Grade Level Doors</b>	(4) 12' x 14' in each Building
<b>Dock Doors</b>	9' x 10' insulated
<b>Roof Type</b>	60-mil Single Ply TPO over 1/2" densdeck
<b>Roof Deck Insulation</b>	R-30
<b>Blanket-Wall Insulation</b>	R-19
<b>Sprinklers</b>	ESFR
<b>Power</b>	Salt River Project 3,000-amp electrical service in each Building; expandable to 9,000 amps

<b>Truck Courts</b>	Full concrete dock aprons, truck court & truck drives
<b>Windows</b>	Energy efficient clerestory windows
<b>Ingress/Egress</b>	Multiple points at Sarival & Alsup Roads
<b>Solar Panel Roof</b>	Capable
<b>Zoning</b>	PAD (Industrial) City of Glendale
<b>Fiber Optics Providers</b>	Cox (in vicinity) & CenturyLink (Sarival Road)
<b>Water Service</b>	Adaman Water Company
<b>Sewer Service</b>	EPCOR
<b>Floor Slab Thickness</b>	8" unreinforced



# CORPORATE NEIGHBORS



# City of Glendale, AZ

# City of Goodyear, AZ



## Key Industries

Health care, finance, distribution/ manufacturing



**33**

Median age is 33 years old



**248,060**

Total 2019 population



**103**

More than 103 restaurants



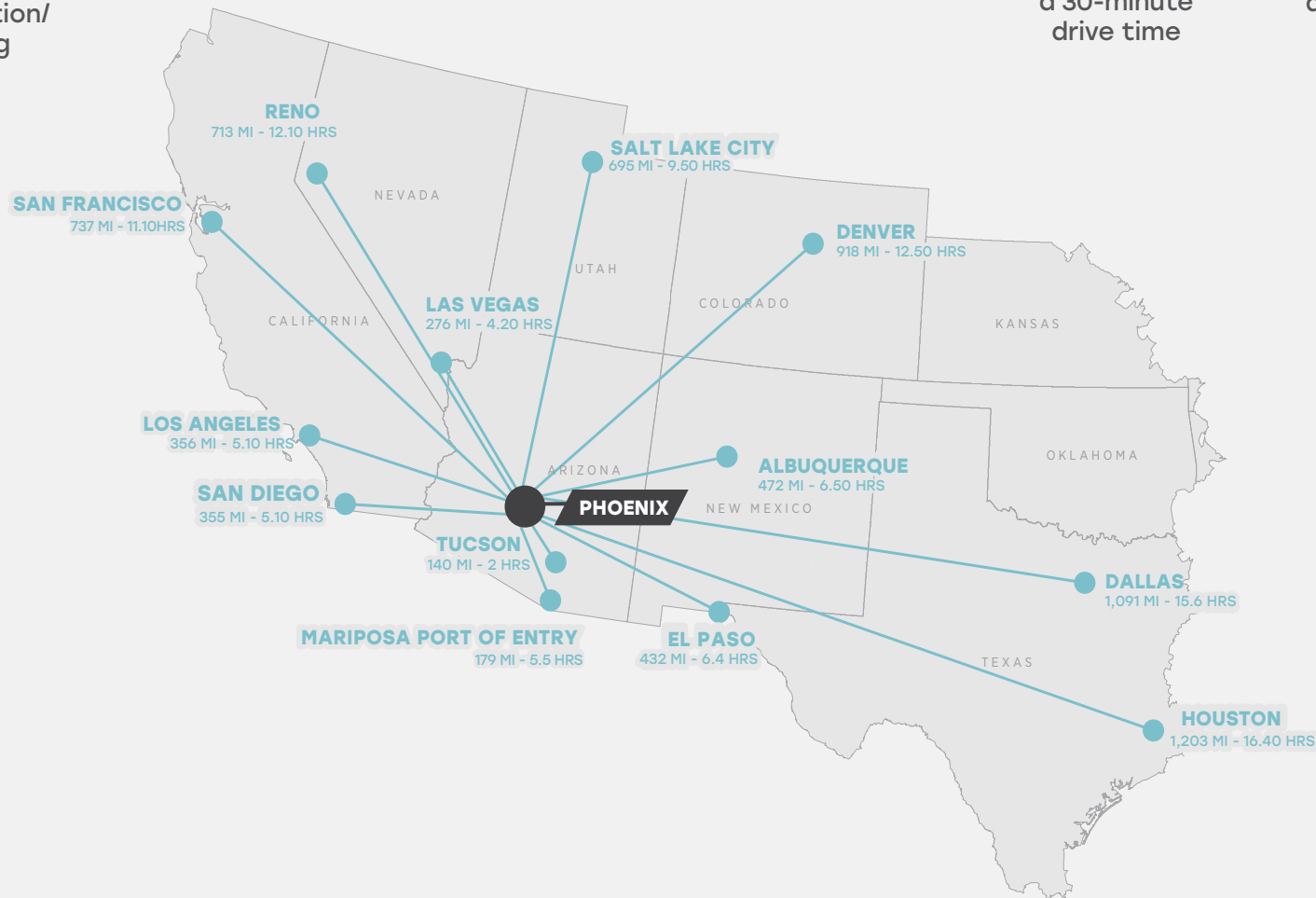
**1.56 million**

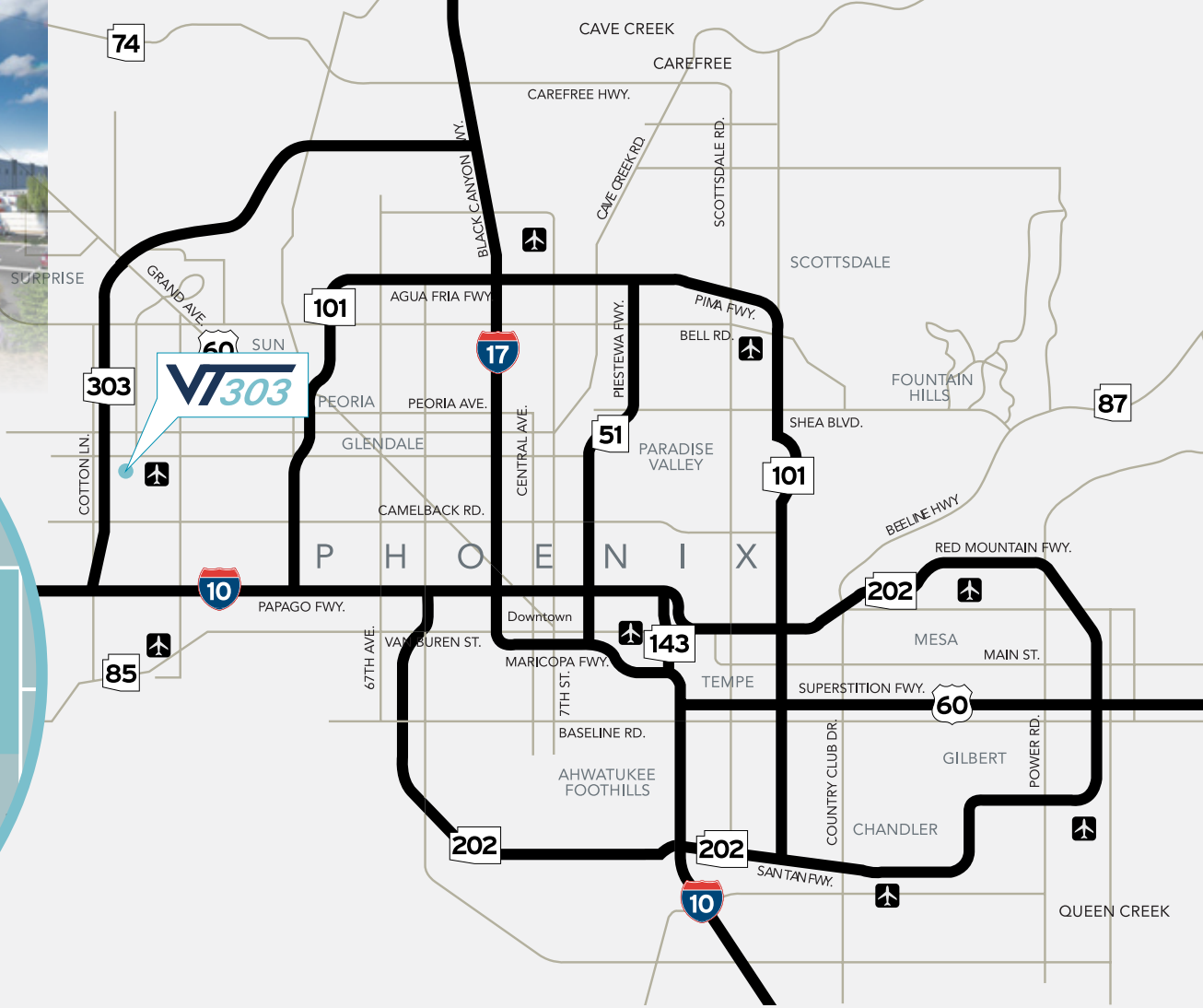
Workforce population within a 30-minute drive time



## Major Employers

A few of the largest area employers





- LOOP 303 ACCESS VIA TWO FULL-DIAMOND INTERCHANGES
- 5 MILES NORTH OF INTERSTATE 10
- 2 MILES SOUTH OF NORTHERN PARKWAY

#### AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Estimated Population (2019)</b>	330	15,851	94,557
<b>Projected Population (2024)</b>	362	17,804	103,840
<b>Daytime Population</b>	138	5,988	16,704
<b>Average Household Income</b>	\$110,092	\$100,350	\$108,040
<b>Median Age</b>	43.9	36.7	38.4
<b>Median Home Value</b>	\$343,400	\$356,202	\$302,142

**VT303 is located just minutes from the confluence of Interstate 10 and Loop 303 in Glendale, Arizona. The Buildings are ideally located to serve Arizona as well as key population regions in the Western United States including Southern California and Ports of Los Angeles markets.**

Developed by Van Trust Real Estate, VT303 is a state-of-the-art, class A industrial development which has been designed to meet the needs of distribution, manufacturing, and ecommerce users.



# VT303

**6395 N. SARIVAL ROAD**  
GLENDALE, AZ 85340



**JIM WILSON**

Executive Managing Director  
+1 602 229 5923  
jim.wilson@cushwake.com

**BRIAN LEE**

Executive Managing Director  
+1 602 339 2020 (cell)  
brian.p.lee@cushwake.com



©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

2555 E. Camelback Rd., Suite 400  
Phoenix, AZ 85016  
main +1 602 954 9000  
cushmanwakefield.com