

A FOUR-BUILDING ±73,310 SF PROJECT

To be completed late 2016



SPECTRUM RIDGE II

7th Street & Covey Lane, Phoenix, AZ
1/2 mile from 101-Interchange

A brand-new four-building
flex/industrial project

Sizes from ±4,288 SF - ±73,310 SF



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 **Kidder
Mathews**

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4 brand-new freestanding flex/industrial buildings for sale and lease

Located within the brand-new Spectrum Ridge Industrial and Commerce Park

Two ±19,210 SF freestanding buildings, divisible to ±4,717 SF

Two ±17,445 SF freestanding buildings, divisible to ±4,288 SF

Spec suites to be completed within the project

4:1000 parking ratio

Extensive glassline

18' clear height

Glass roll-up grade level doors

Asking rental rate: \$0.85NNN

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Property Highlights



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Deer Valley Submarket

Well positioned in the sought-after Deer Valley submarket with prominent corporate neighbors and numerous retail amenities nearby.

2M SF of retail and dining within 2.5 miles

Several brand new hotels within minutes, including Hilton Garden Inn, Drury Inn, Marriott, Homestead Inn, and Courtyard

Corporate neighbors include Discover, FedEx, Honeywell, Microsoft, Safeway, USAA, Discount Tire and Cox

Less than 1/2 mile from full-diamond 101 interchange

30 minutes to Phoenix Sky Harbor International Airport

10 minutes to Scottsdale Airport

2 minutes to Deer Valley Airport



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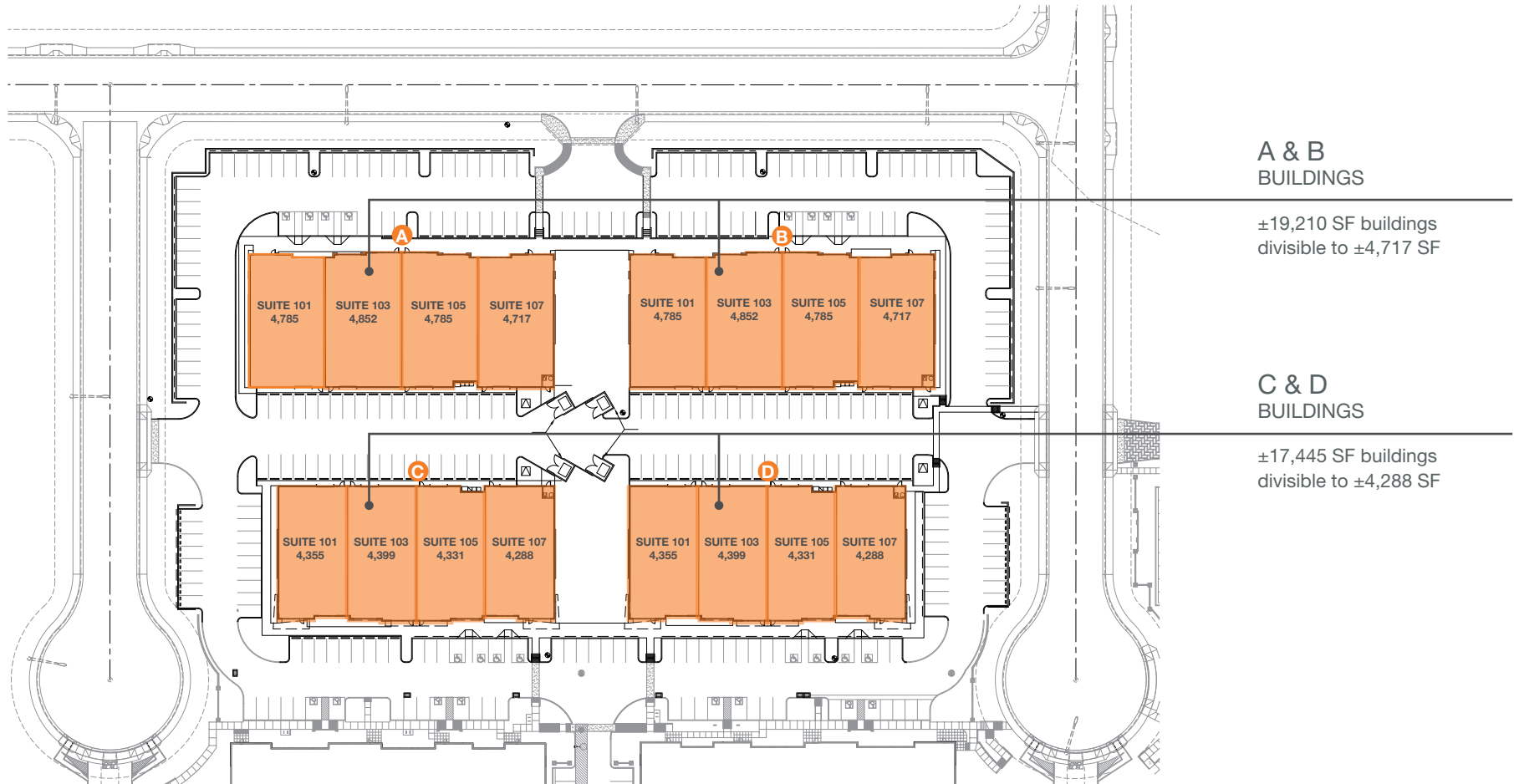
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Site Plan



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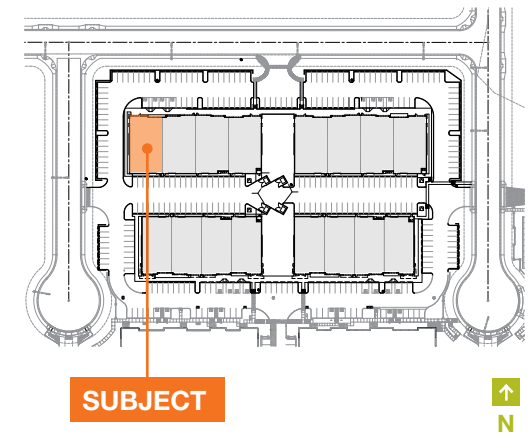
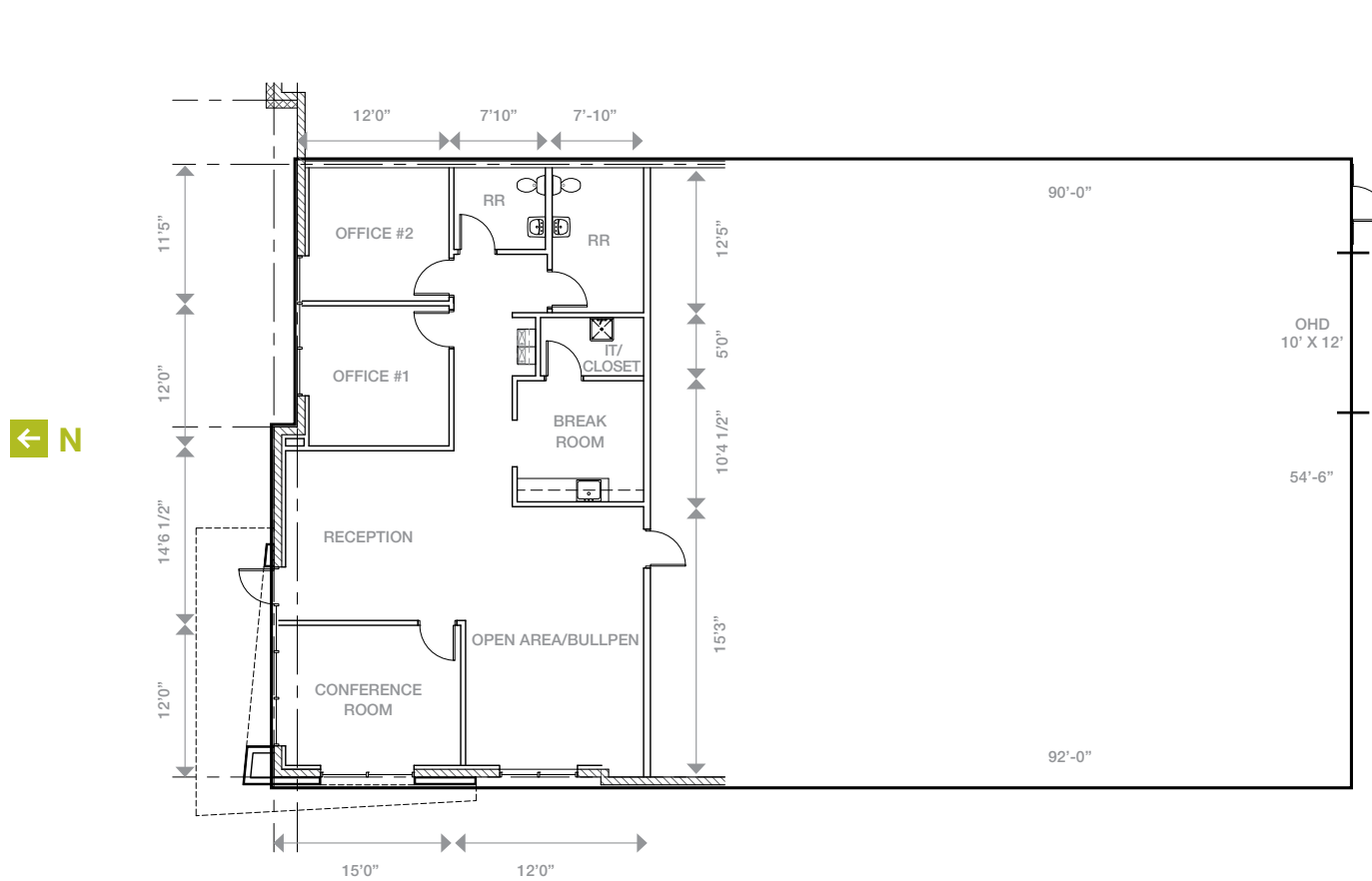
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Spec Floor Plan I ±4,785 SF



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