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OWNED/DEVELOPED BY:

EXETER
PROPERTY GROUP

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LOWER Buckeye

FEATURES

 540,960 sq. ft. (divisible to 117,600 SF)

 2019 Construction

 36' Clear Height

 554 parking spaces on site

PROJECT SPECS

- 2,500 future spec office
- 135' & 185' truck courts
- 56' x 60' typical bay spacing
- 108 trailer parking stalls
- 1,228' x 420' building dimensions
- 3,600 Amps, 480/277 V, 3P
- 138 cross dock high doors (69 North, 69 South)
- 7" slab, 4,000 PSI
- 4 over-sized double wide grade doors (14' x 20')
- ESFR fire sprinklers
- Insulation: R-38
- 1% skylights
- Secured trailer storage
- LED motion sensor lights
- Southwest Gas line will be stubbed on west side of the building



Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2017	3,815	83,427	235,026
2022 Forecast	4,572	91,071	254,143

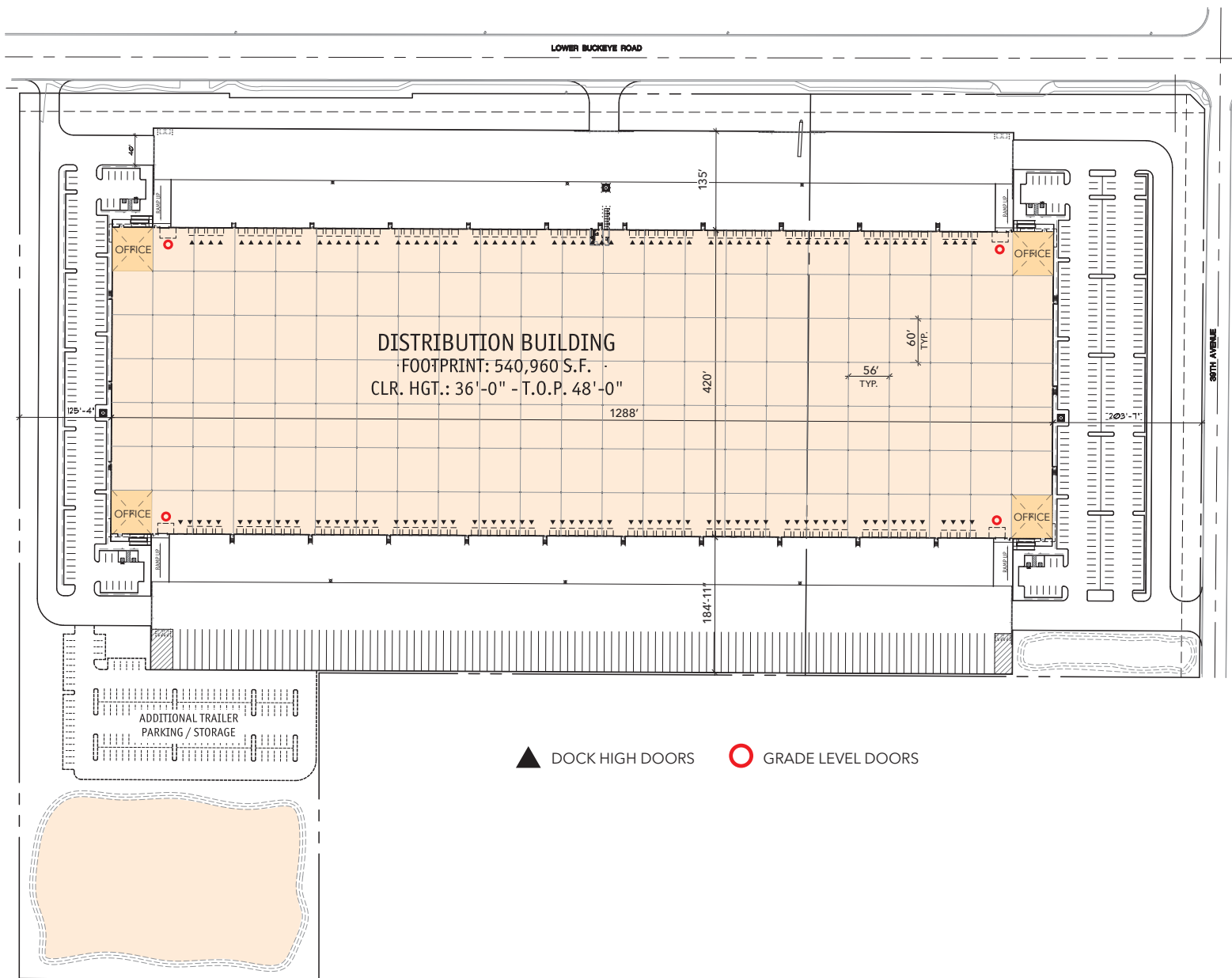
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2017	1,001	23,739	66,641
2022 Forecast	1,194	25,809	71,894
2017 Avg HH Income	\$66,638	\$63,898	\$60,771

BUSINESS & LABOR	1 MILE	3 MILE	5 MILE
2017 Businesses	121	1,160	3,601
2017 Employees	3,698	26,168	60,824

DAILY TRAFFIC COUNTS	1 MILE		
99th Avenue	27,021 VPD		
Buckeye Road	16,930 VPS		

Location

- A-1 Zoned, City of Phoenix
- Located in Favorable Riverside Tax District
- SWC Lower Buckeye Road Frontage
- 2 miles East of the Loop 202
- Approximately 3 miles South of I-10 Freeway & 2 Miles to I-17
- **Major Arteries:** 39th Ave. & Lower Buckeye Rd., Buckeye Rd. & Van Buren St.
- Phoenix has easy access to western states, highways and ports in California and Mexico and one of the busiest airports in the United States.
- With nearly 4.4 million people, Greater Phoenix is the 5th largest metropolitan area in the U.S. and its 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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