

COMMERCE @303

PHASE I | ±663,367 SF

DELIVERING APRIL 2022
PHASE I 663,376 SF



NEC Camelback Road & Alsup Road
Glendale, AZ 85340

PHASE I
663,367 SF



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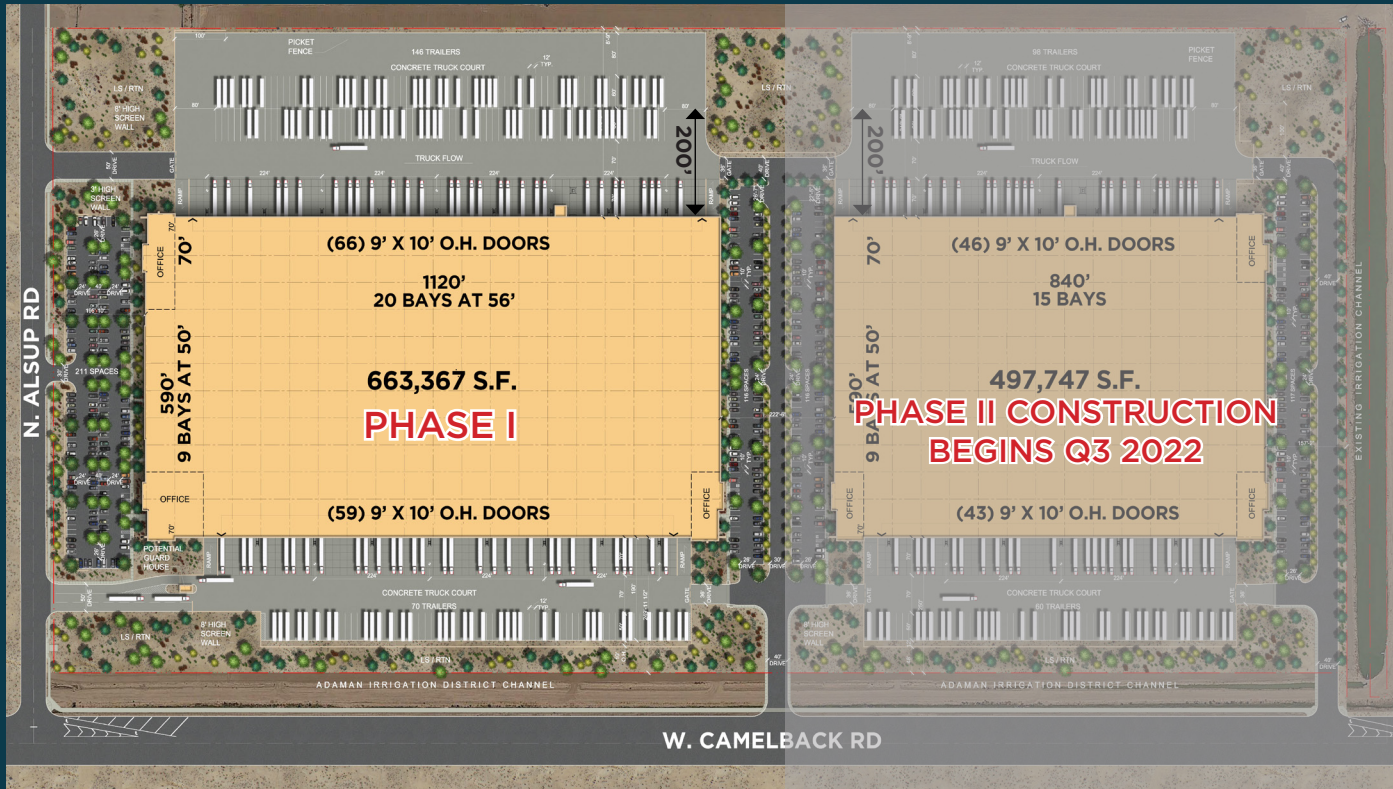
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PHASE I FEATURES

- Clear height: 40'
- Zoning: industrial
- Camelback Road Frontage
- Car parking:
Bldg 1: 327 expandable
- Column spacing: 50' x 56'
- Speed bay depth: 70'
- Slab thickness: 7"
- Access: 4 ingress/egress points
- Security: gates and guardshacks available
- Insulation: R 38
- Sprinkler system: ESFR
- All concrete truck courts
- Clerestory windows and skylights
- Buildings can be combined to 1,300,000 SF
- 6 office locations
- Trailer Spots: 216
- 60 mil TPO roof with 20 year warranty



BUILDING DIMENSIONS



Total Size: 663,367 SF



Truck court depth:
200' minimum



NEC camelback Road & Alsop
Road Glendale, AZ



Trailer storage stalls:
Building 1: 216



Lot Size: 76 Acres



All concrete truck
courts

CORPORATE NEIGHBORS

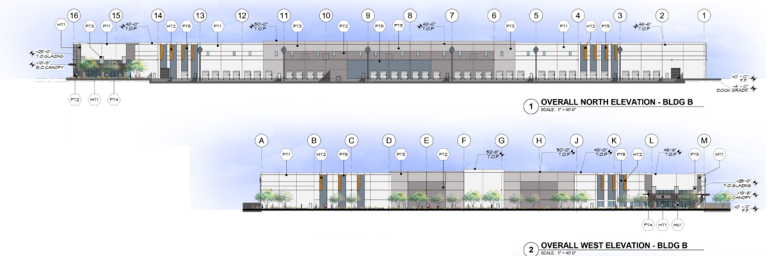
- Red Bull
- White Claw
- Rauch
- Ball
- UHaul
- Love's
- HD Supply
- Dick's Sporting Goods
- Boeing
- UPS
- Microsoft
- Fairlife
- Sub Zero
- ALDI
- Ferrero Rocher
- DAIMLER
- Amazon
- Milly
- XPO
- KEHE



BUILDING A - North & West Elevations



BUILDING B - North & West Elevations





WEST VALLEY EMPLOYMENT

- The Southwest Valley is one of the most desired industrial locations in the Phoenix Metro due to the logistical and transportation ease surrounded by freeways & interstates
- Southwest Valley leads the Phoenix Metro with 4.8 million SF, including nearly 2 million SF absorbed by multinational companies like Amazon, Nike, and XPO
- Arizona ranks fifth lowest in property taxes
- Since the completion of Loop 303 job growth in this region has increased by 40%
- By 2030, population is projected to reach 2.1 million
- 62% of the West Valley population is workforce age

Source: westmarc.org/resources/



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