

**PHASE I - COMPLETED**

**PHASE II - SUBSTANTIAL COMPLETION MARCH 2023**

**LOCATED ON W CAMELBACK ROAD AT N 152ND AVE**

**GLENDALE, ARIZONA**



**PHASE I: ±599,486 SF**

**PHASE II: ±326,018 SF**



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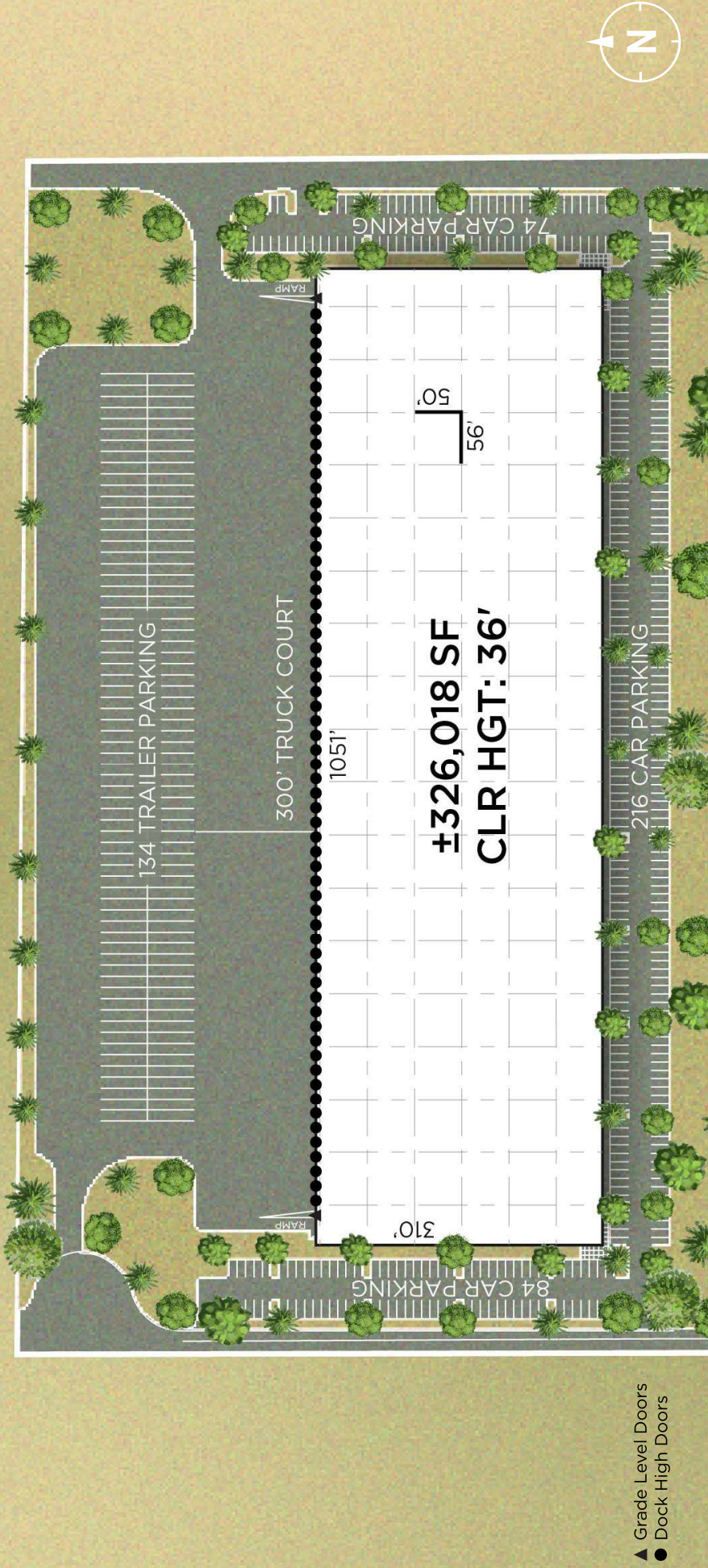
# SITE PLAN - PHASE 1



## PROPERTY FEATURES

<b>Size:</b>	599,486 SF
<b>Acres:</b>	36.75
<b>Spec Office:</b>	2,500 SF
<b>Clear Height:</b>	40'
<b>Column Spacing:</b>	50' x 56'
<b>Building Dimensions:</b>	1051' x 570'
<b>Speed Bay Depth:</b>	60'
<b>Truck Court Depth:</b>	190' South, 310' North
<b>Dock High Doors:</b>	89
<b>Grade Level Doors:</b>	4
<b>Car Parking:</b>	534
<b>Trailer Parking:</b>	165
<b>Building Slab:</b>	7"
<b>Roof Warranty:</b>	20 years
<b>Insulation:</b>	R-30
<b>Skylights:</b>	166
<b>Zoning:</b>	Industrial
<b>Power:</b>	(2) 3,000 Amps 277/480
<b>Additional Features:</b>	Pro Business City of Glendale Camelback Rd. is a signalized Lighted Intersection

# SITE PLAN - PHASE 2



## PROPERTY FEATURES

<b>Size:</b>	326,018 SF	<b>Truck Court Depth:</b>	300'	<b>Roof Warranty:</b>	20 years
<b>Acres:</b>	21.03	<b>Dock High Doors:</b>	59	<b>Insulation:</b>	R-30
<b>Clear Height:</b>	36'	<b>Grade Level Doors:</b>	2	<b>Skylights:</b>	106
<b>Column Spacing:</b>	50' x 56'	<b>Car Parking:</b>	367	<b>Zoning:</b>	Industrial
<b>Dimensions:</b>	1051' x 310'	<b>Trailer Parking:</b>	134	<b>Power:</b>	(2) 3,000 Amps 277/480 Volt SES
<b>Speed Bay Depth:</b>	60'	<b>Building Slab:</b>	7"	<b>Additional Features:</b>	Pro Business City of Glendale Camelback Rd. is a signalized Lighted Intersection



# LOCATION



## LOCATION ADVANTAGES

- 24 MILES from Downtown Phoenix
- 3 MILES NORTH of Interstate 10
- 2 MILES EAST of the Loop 303
- 26 MILES WEST of Sky Harbor Airport
- 6 HOUR DRIVE to the Port of Los Angeles

### GLENDALE, ARIZONA\*



WORKFORCE  
POPULATION  
**1,448,941**  
(30 MINUTE  
DRIVE TIME)



**3,038,404**  
POPULATION  
within 30 minute  
drive time



MEDIAN  
AGE  
**33.7**



**19.6%**  
high school  
diploma and  
higher within  
30 minutes



MEDIAN  
HOUSEHOLD  
INCOME  
**\$60,952**



TOTAL  
HOUSEHOLDS  
within 30 minutes  
**1,079,987**

\*ESRI 2020

The Glendale site is situated in a core bulk related warehouse location, with direct highway access to two metropolitan centers in two directions. With as many California companies relocating to Phoenix, supply chain networks evolve toward more cost-effective alternatives.



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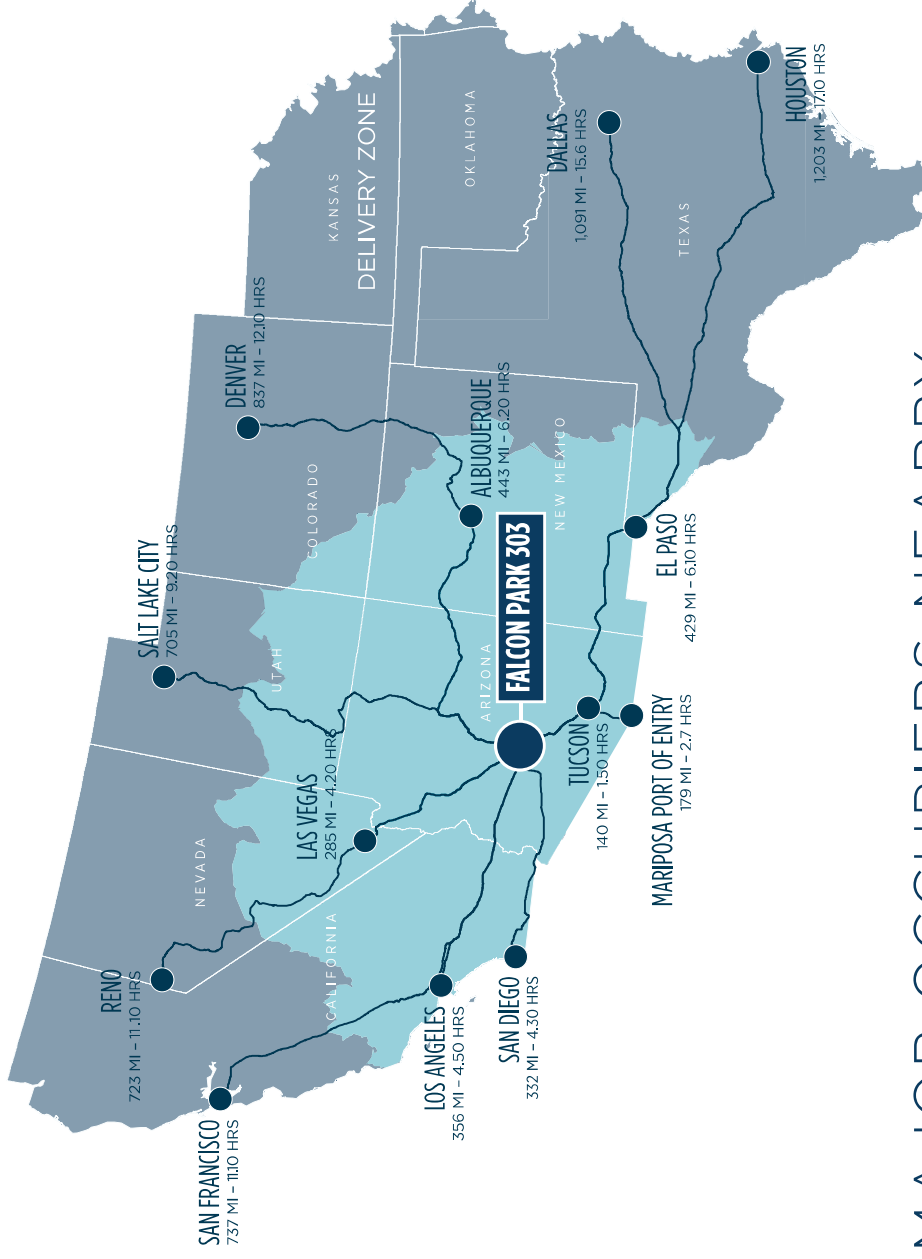
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MAJOR OCCUPIERS NEARBY

