



# FALCONPARK 303

BREAKING GROUND SUMMER 2021

±599,486 SF

LOCATED ON W CAMELBACK ROAD AT N 152ND AVE  
GLENDALE, ARIZONA



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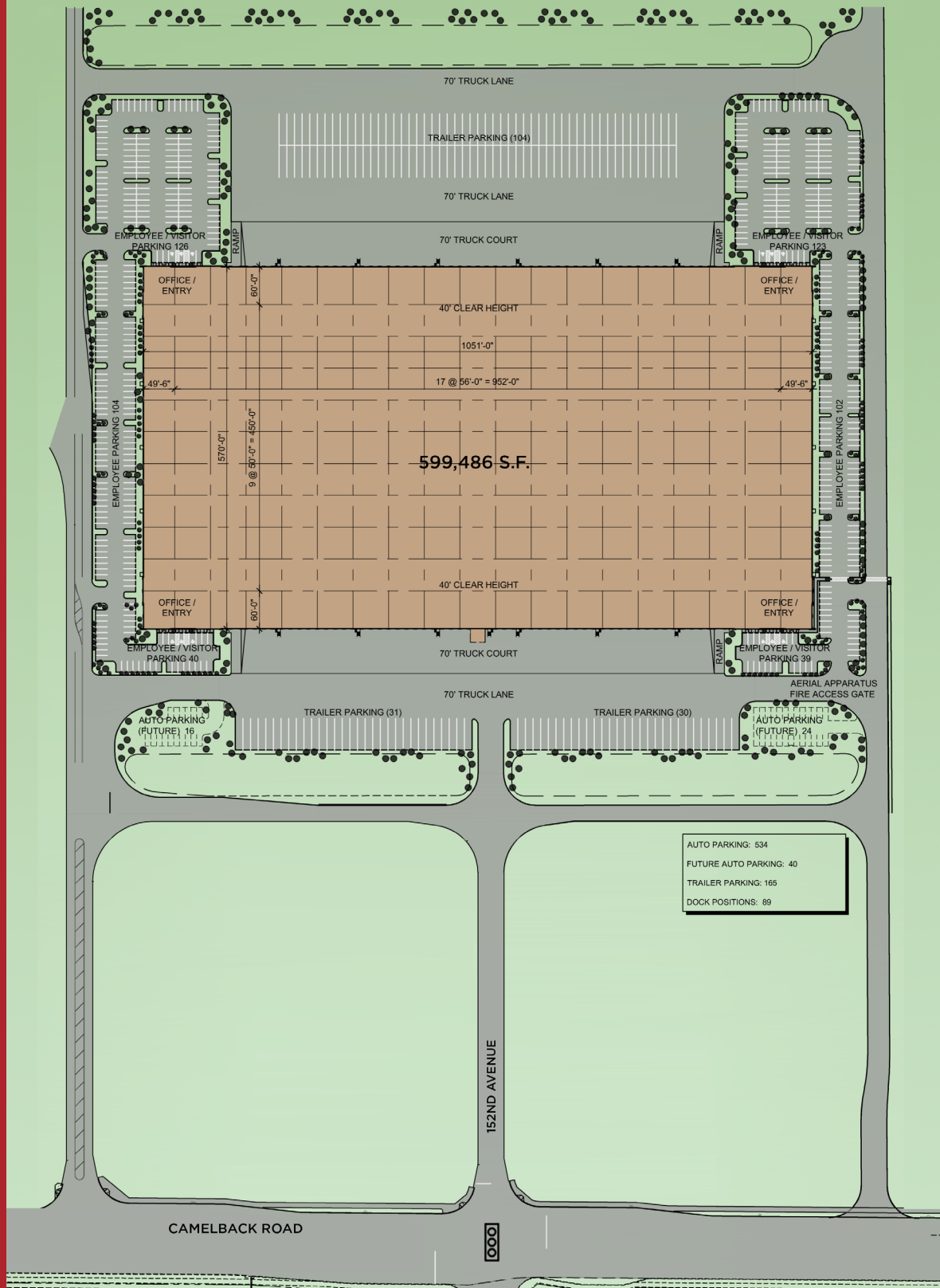
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# SITE PLAN



# PROPERTY FEATURES

- 599,486 Sf on 36.75 Acres
- Dimensions: 1,051' x 570'
- Speed bays: 60'
- Column spacing: 50' x 56'
- Clear height: 40'
- Building slab: 7"
- Dock height doors: 89
- Drive in doors: 4
- Truck courts: 200' South and 200' North
- Trailer parking spaces: 165
- Auto parking spaces: 534 Expandable
- Roof warranty: 15 years 15 PER SPEC
- Insulation: R-30
- Zoning: Industrial
- Power: (2) 3,000 Amps 277/480
- Skylights: 2%
- Pro business City of Glendale
- Camelback Rd. will be a signalized Lighted Intersection







## GLENDALÉ, 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

## LOCATION ADVANTAGES

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

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.

## KEY INDUSTRIES

HEALTH CARE  
FARMING  
TECH  
Finance  
MANUFACTURING  
TECHNOLOGY  
TRANSPORTATION  
DISTRIBUTION  
AUTO





DELIVERING EARLY 2022 | GLENDALE

## MAJOR OCCUPIERS NEARBY



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