



LOGISTICS[®]
PROPERTY
CO

OLIVE LOGISTICS CENTER

GLENDALE, AZ

Building 1: 17210 West Olive Avenue

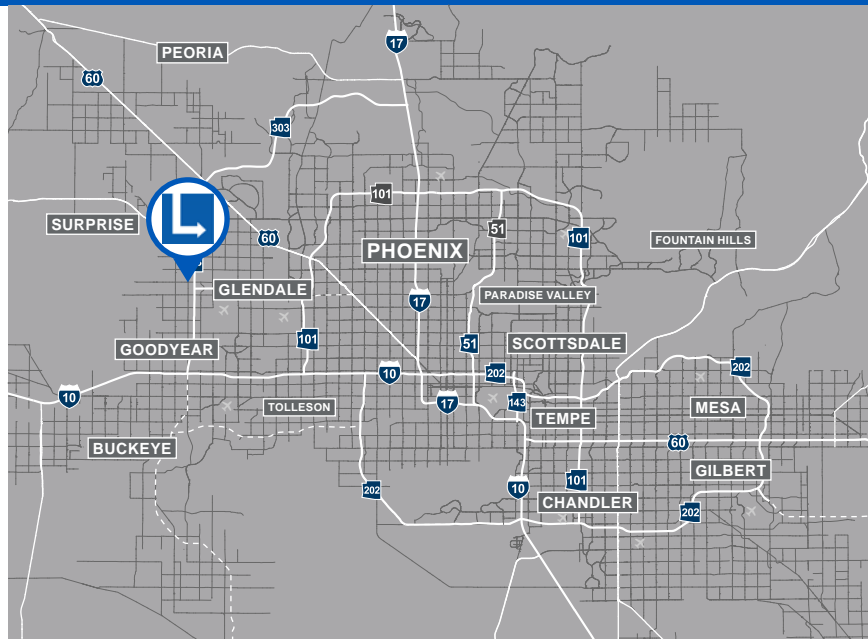
Building 2: 17240 West Olive Avenue



1,032,079 SF TWO BUILDING INDUSTRIAL SPEC DEVELOPMENT

LOCATION AND ECONOMIC SIGNIFICANCE

- 1,032,079 SF two building development
- Pre-registered LEED Gold
- 2 signalized intersections at 173rd & Cotton Lane
- Quick access to multiple interchanges on the 303 for ease of ingress/egress
- Full concrete secured truck courts
- Solar panels on the covered parking stalls (adds an additional MW of power)
- 25 minutes from Phoenix Sky Harbor International Airport
- Median home price is \$229,579
- 1.7 million residents, 2.1 million by 2030
- 1-day truck turnaround from ports in California and Mexico
- Median age of residents is 35
- 5 hour drive-time to Southern California
- Average household income is \$75,556
- 8 hours from Mexico's Port of Guaymas
- 63% of West Valley residents are of workforce age



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield

2555 E Camelback Rd
Suite 400
Phoenix, AZ 85016

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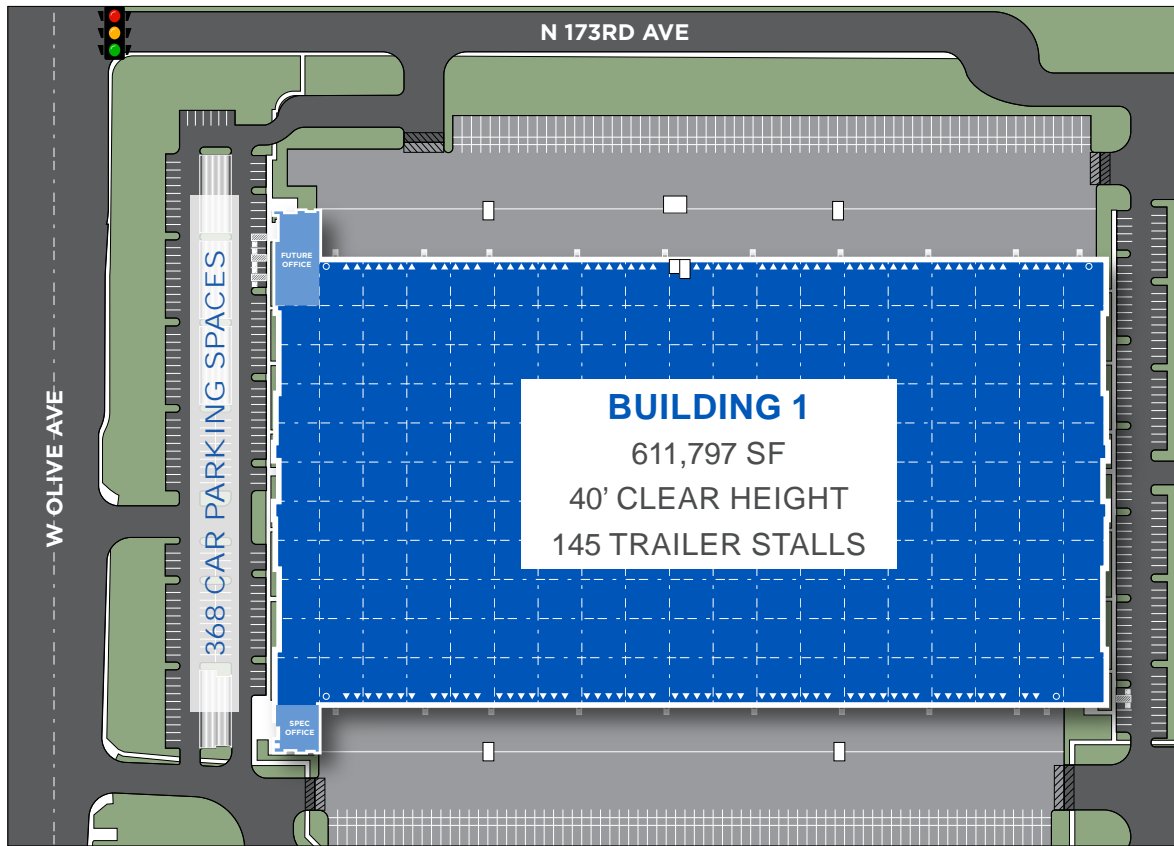
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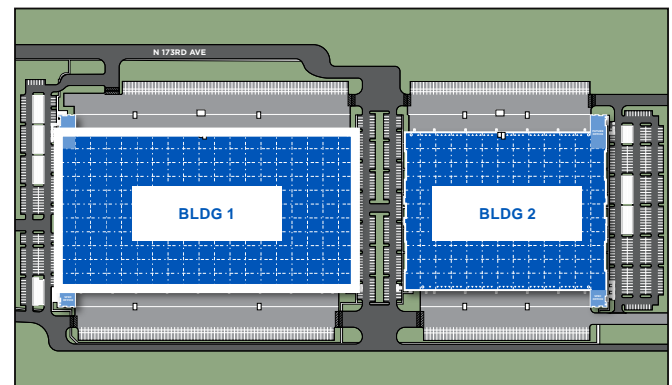
Building 2: 17240 West Olive Avenue



BUILDING 1 SITE PLAN

BUILDING 1

- Size: ±611,797 SF
- Office: ±3,300 SF
- Clear Height: 40'
- Column Spacing: 50' x 56'
- Building Dimensions: 1,064' X 570'
- Speed Bay Depth: 60'
- Truck Court Depth: 190'
- Dock High Doors: 113
- Grade Level Doors: 4
- Car Parking: 368
- Sprinklers: ESFR
- Ingress/Egress Points: 4
- Power: (2) 3,000 Amp Services



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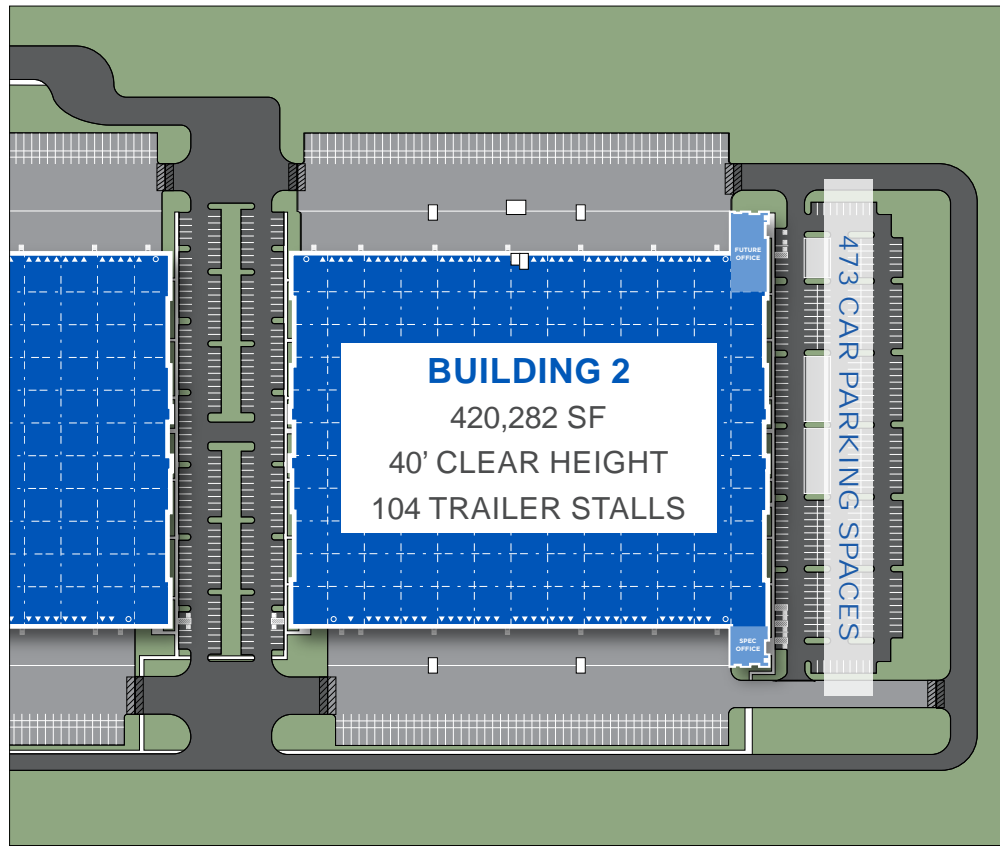
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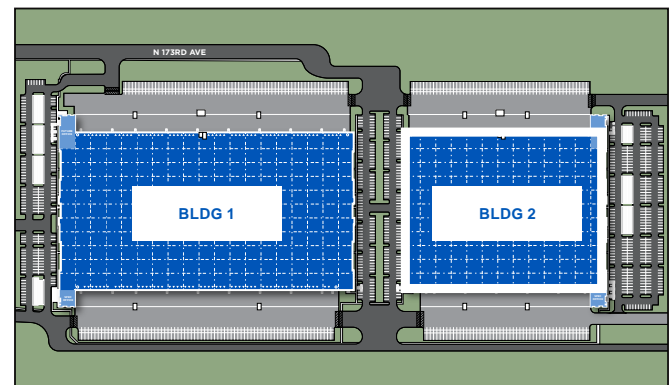
Building 2: 17240 West Olive Avenue



BUILDING 2 SITE PLAN

BUILDING 2

- Size: ±420,282 SF
- Office: ±3,300 SF
- Clear Height: 40'
- Column Spacing: 50' x 56'
- Building Dimensions: 728' X 570'
- Speed Bay Depth: 60'
- Truck Court Depth: 190'
- Dock High Doors: 71
- Grade Level Doors: 4
- Car Parking: 473
- Sprinklers: ESFR
- Ingress/Egress Points: 4
- Power: (2) 3,000 Amps Services



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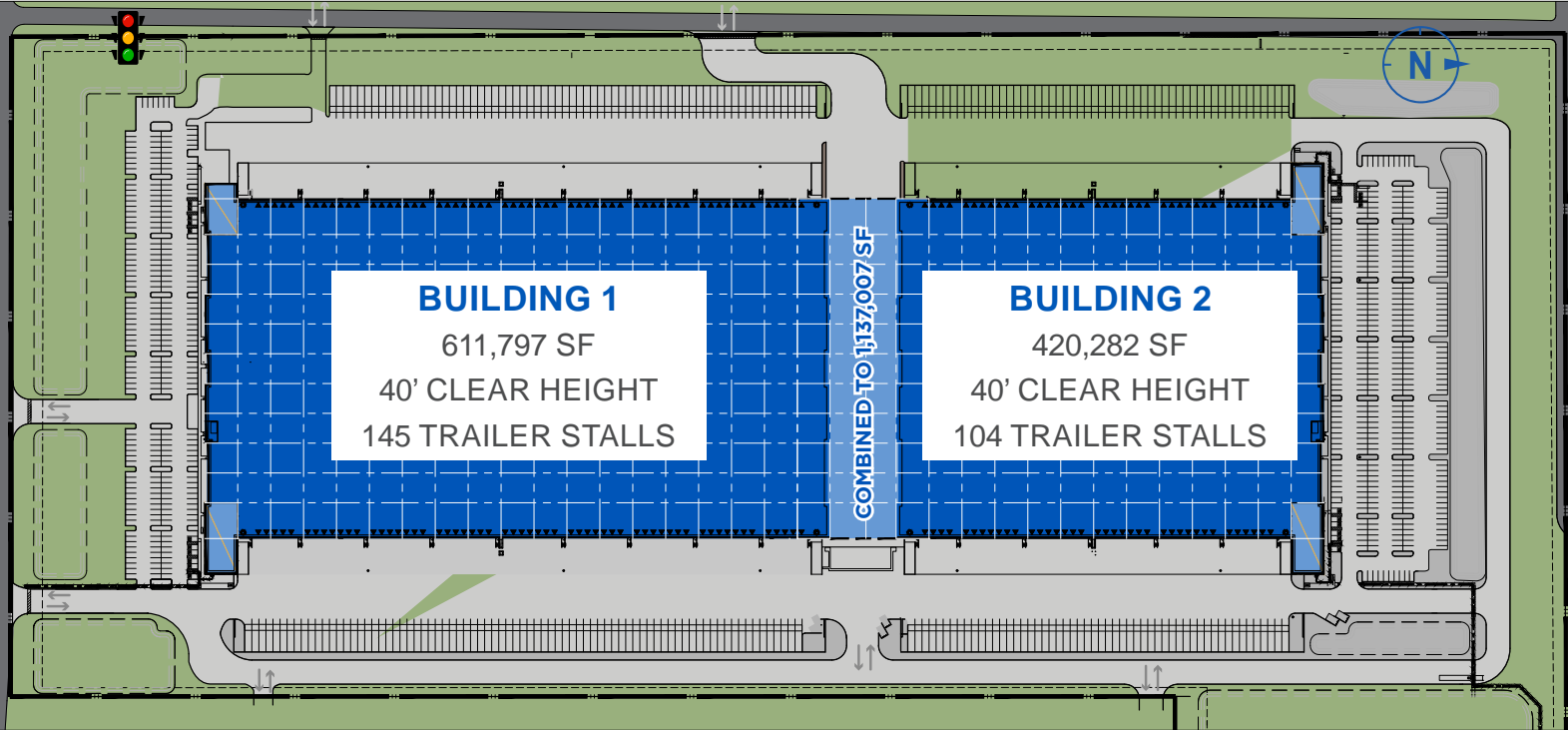
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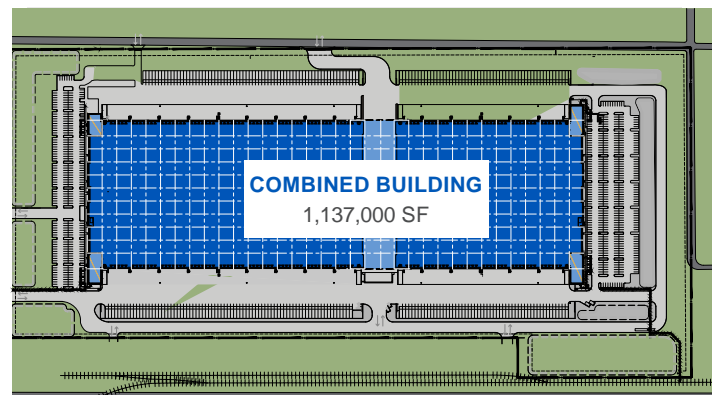
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Building 2: 17240 West Olive Avenue



COMBINED BUILDING SITE PLAN

- Building 1: 611,797 SF
- Building 2: 420,282 SF
- Combined Building SF: 1,137,007 (Including 107,176 SF building connector)
- Office: ±3,300 SF (2)
- Clear Height: 40'
- Column Spacing: 50' x 56'
- Building Dimensions: 1904' X 570'
- Speed Bay Depth: 60'
- Truck Court Depth: 190'
- Dock High Doors: 184
- Grade Level Doors: 8
- Car Parking: 841
- Sprinklers: ESFR
- Ingress/Egress Points: 4
- Power: (4) 3,000 Amps Services



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325
MILES

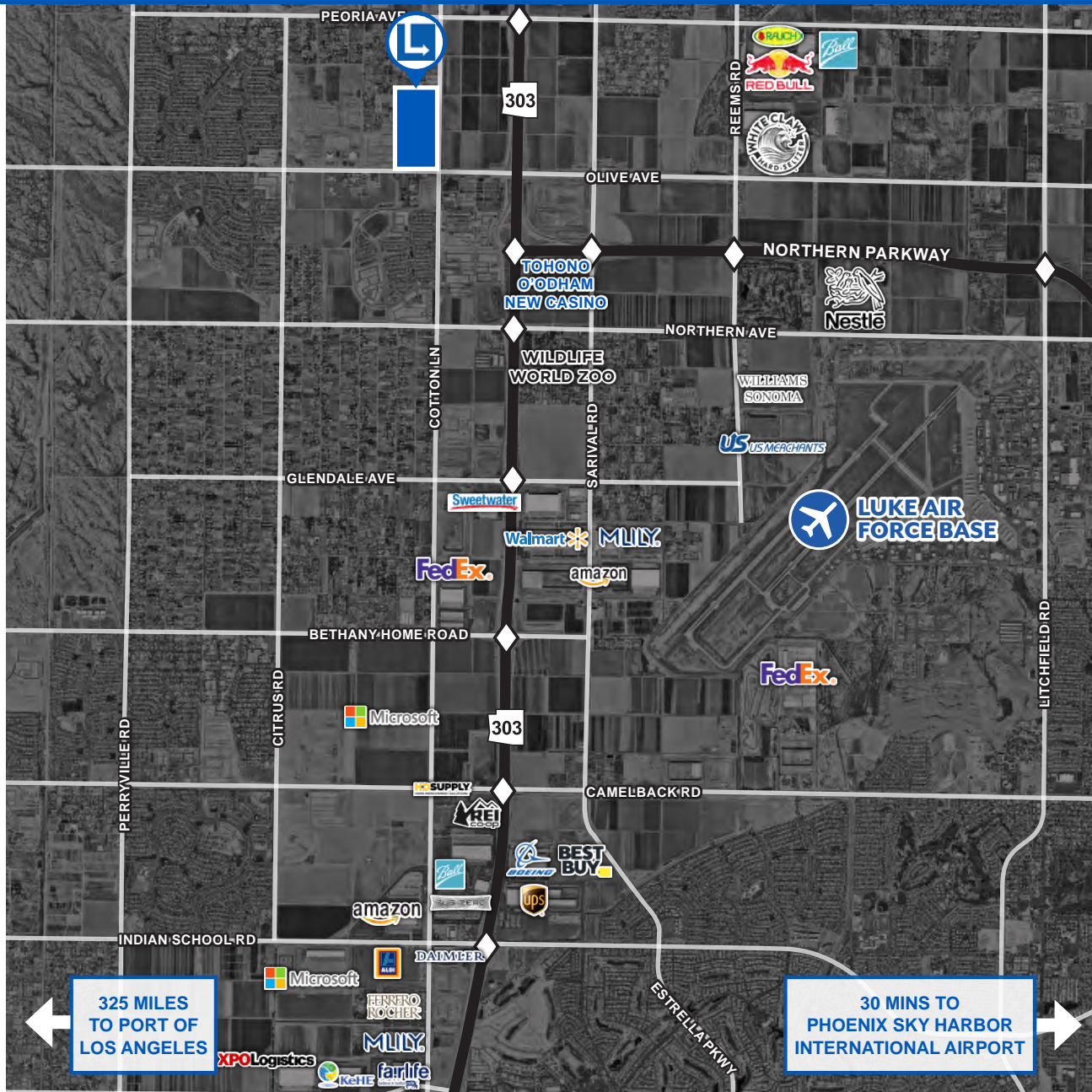
TO PORT OF
LOS ANGELES

33
MINS

TO PHOENIX
SKY HARBOR
INTERNATIONAL
AIRPORT

2
MILES

TO STATE
ROUTE 303



**CORPORATE
NEIGHBORS:**

Amazon, Ball, Boeing, FedEx, Nestle, Microsoft, Red Bull,
UPS, Walmart, White Claw, Williams Sonoma



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DEMOGRAPHICS

POPULATION SUMMARY



	3 MILES	5 MILES
2023:	33,805	114,037
2028:	40,593	123,011
2023-2028 Projected Annual Rate	3.73%	1.53%

HOUSING UNIT SUMMARY

	2023	2028 Projected Housing Units:
 3 MI.	11,459	13,684
 5 MI.	38,572	41,756

HOUSEHOLD SUMMARY

2023
Households



2028
Households



2028
Projected Household Size:



3 Miles: 3.20
5 Miles: 3.12

2023-2028
Projected Annual Rate:

3 MILES	10,410	12,650	3.97%
5 MILES	35,770	39,012	1.75%

MEDIAN HOUSEHOLD INCOME

2023



3 Miles \$105,807
5 Miles \$101,162

2028 Projected



3 Miles \$115,612
5 Miles \$110,411

2023 Households by Income

	3 miles	5 miles
\$50,000 - \$74,999	12.4%	15.0%
\$75,000 - \$99,999	17.1%	18.1%
\$100,000 - \$149,999	28.5%	29.3%
\$150,000 - \$199,999	14.6%	11.7%
\$200,000+	12.2%	10.2%
Average Household Income	\$130,508	\$122,592

2028 Projected Households by Income

	3 miles	5 miles
\$50,000 - \$74,999	11.2%	12.5%
\$75,000 - \$99,999	16.0%	17.0%
\$100,000 - \$149,999	29.1%	31.1%
\$150,000 - \$199,999	17.8%	15.1%
\$200,000+	15.7%	13.6%
Average Household Income	\$150,768	\$143,412

Source: ERSI



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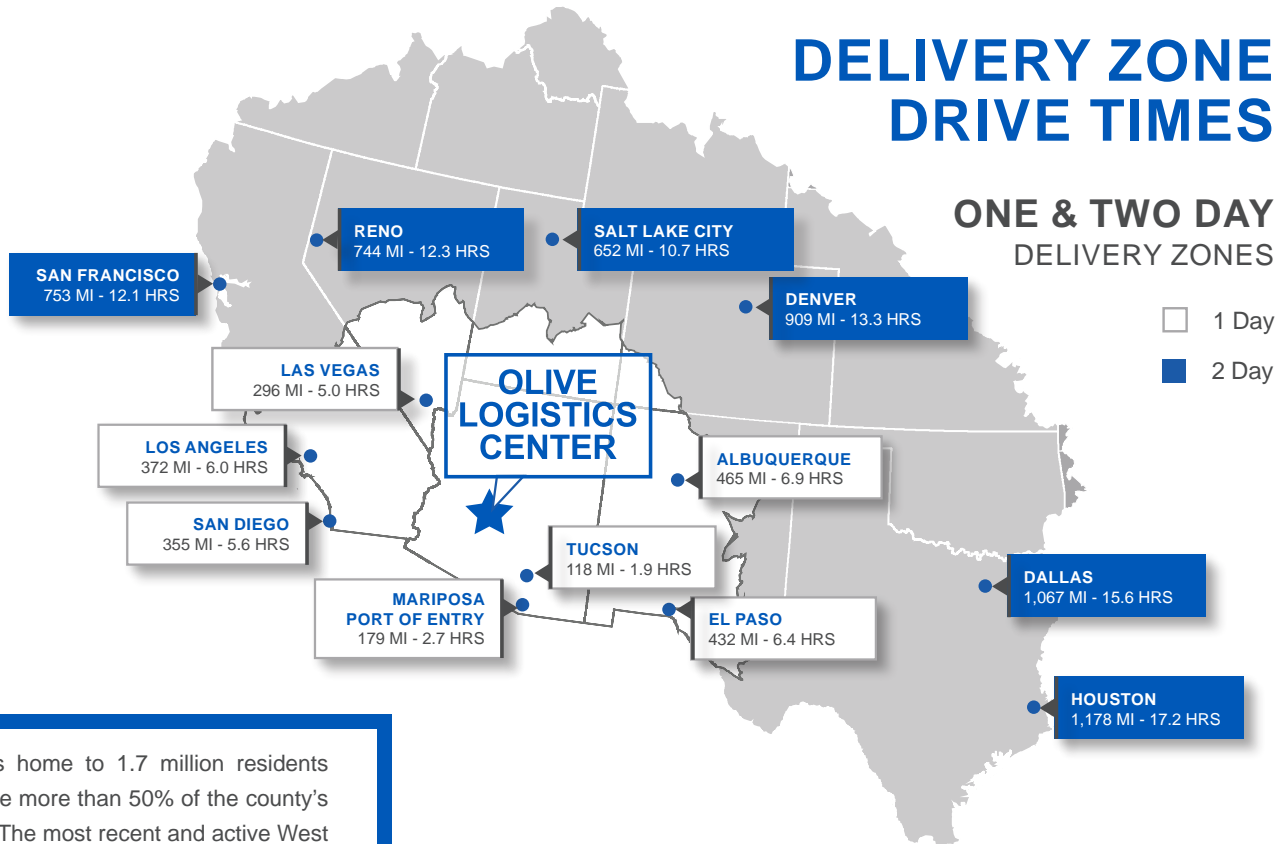
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DELIVERY ZONE DRIVE TIMES

ONE & TWO DAY DELIVERY ZONES



West Valley is home to 1.7 million residents and will capture more than 50% of the county's future growth. The most recent and active West Valley Frontier is along the Loop 303 regional corridor.

This 34-mile-long corridor connects Maricopa County to other markets, including California, Central Phoenix, and Northern Arizona. This corridor is developing strategically with an eye to beneficial land use, consumer-driven needs and community values. Goodyear and Glendale have used this section of the freeway corridor to promote the growth of manufacturing and supply chain companies, capitalizing on their location as well as permitted land use in respect to neighboring Luke Air Force Base.

PHOENIX METRO WEST VALLEY OVERVIEW

- **25 MINS** Average Time to Phoenix Sky Harbor International Airport
- **1.7 MILLION** Residents, 2.1 Million by 2030
- **1-DAY** Truck Turnaround from Ports in California and Mexico
- **5 HOURS** From Southern California
- **8 HOURS** From Mexico's Port of Guaymas
- **\$229,579** Median Home Price
- **35** Median Age of Residents
- **\$75,556** Average Household Income (30% of population's average HHI is between \$75,556 and \$149,000)
- **63%** of West Valley Residents Are of Workforce Age

Source: <https://www.westmarc.org/resources/>



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