

83 ACRE MASTER PLANNED INDUSTRIAL PARK



Merit Sky Harbor

INDUSTRIAL PARK



**AVAILABLE
FOR LEASE**

OWNED &
DEVELOPED BY:



REPRESENTED BY:

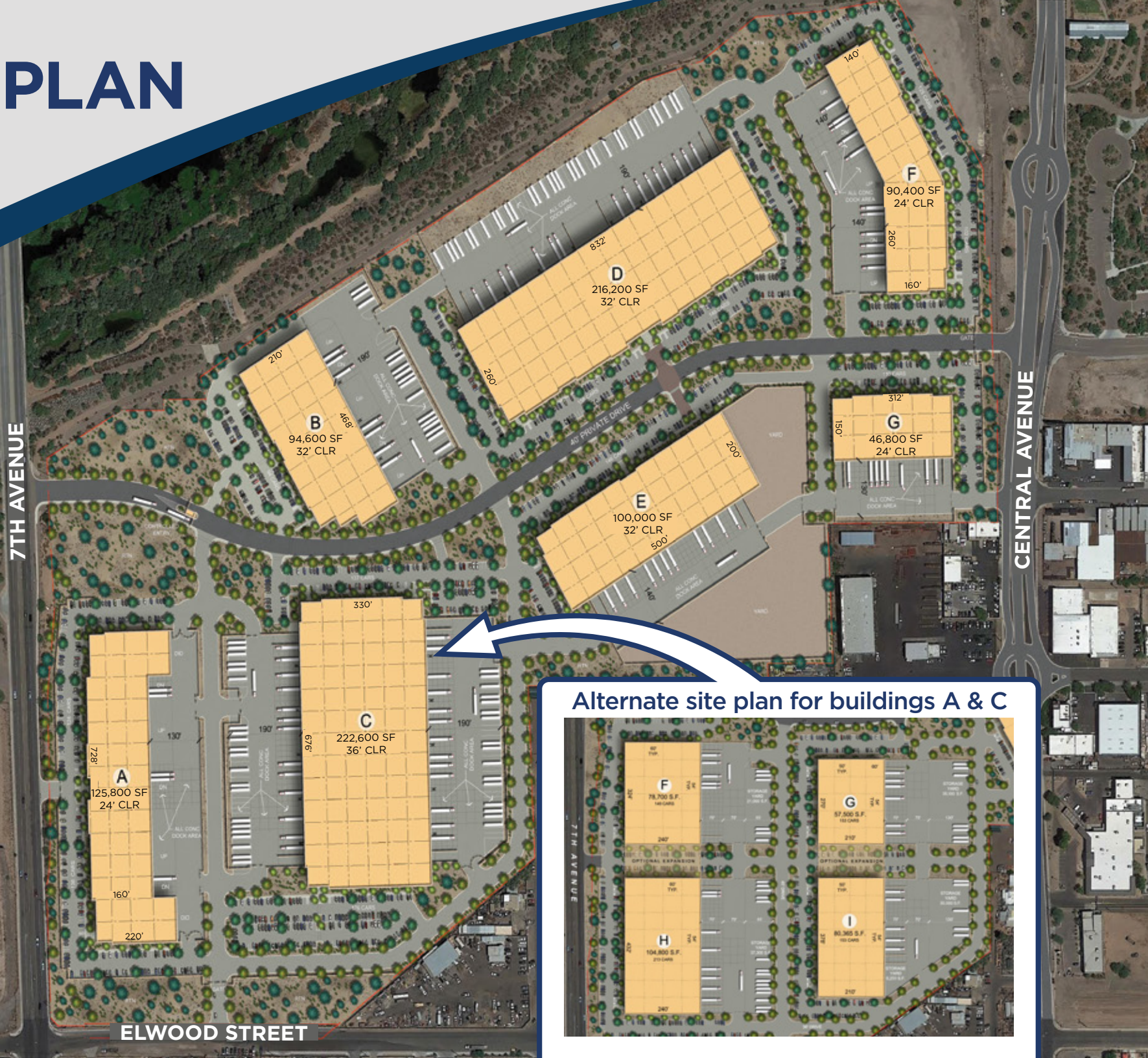


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SITE PLAN



Alternate site plan for buildings A & C





Merit Sky Harbor INDUSTRIAL PARK

Merit Sky Harbor Industrial Park is located in the heart of the Sky Harbor Phoenix submarket less than two miles from Sky Harbor International Airport and conveniently located near the I-17 & I-10 Freeways. Merit Sky Harbor is an 83-acre master plan industrial park offering tenants a variety of building sizes. Merit Sky Harbor can provide flexible solutions for all industrial users.

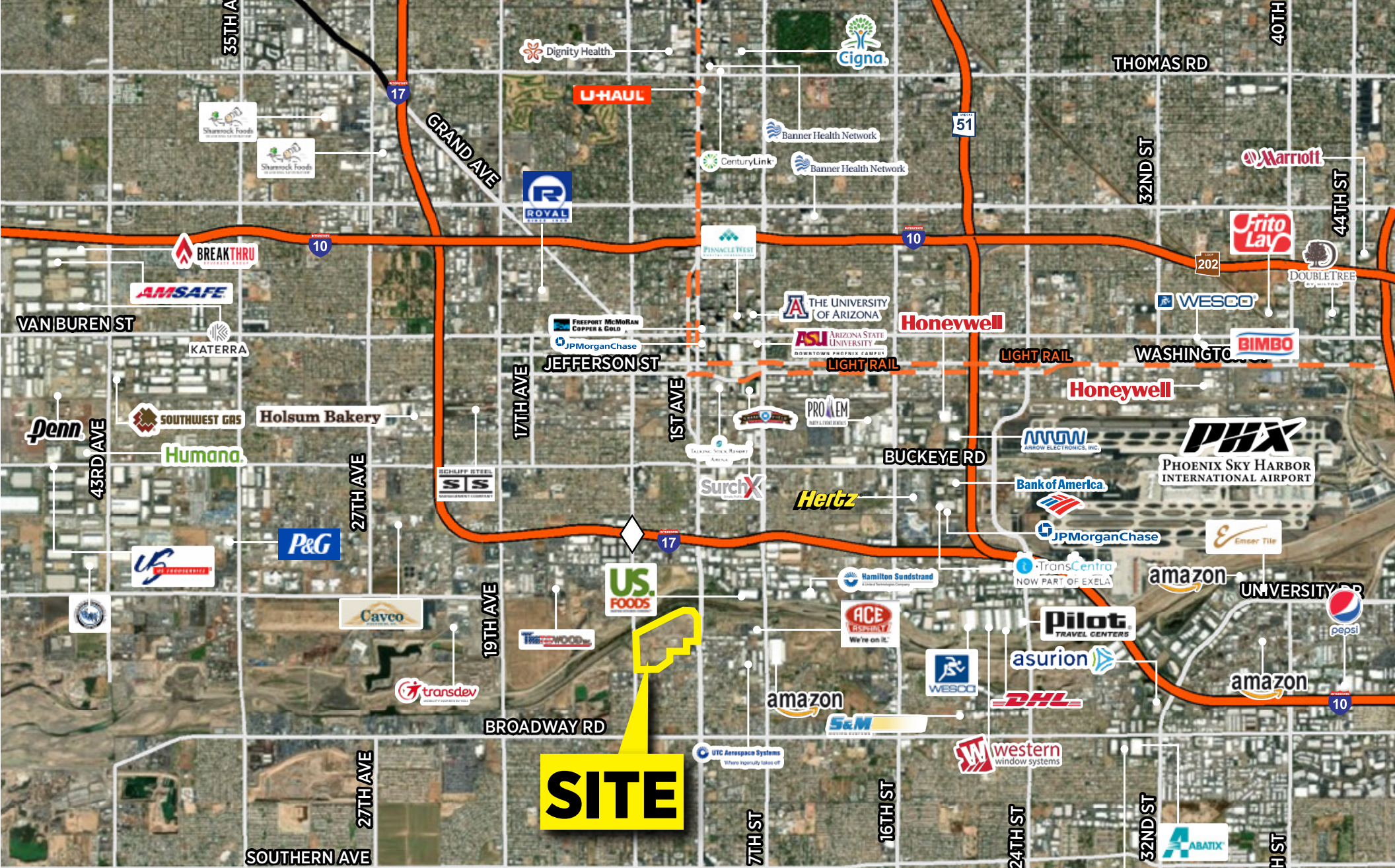
Development Highlights

Divisibility 10,000/SF - 220,000/SF

Clear Height 32'-36'

Zoning A-2 Heavy Industrial Zoning
City of Phoenix

- SRP Power
- ESFR Fire Sprinkler Systems
- All Concrete Truck Courts & Auto Parking
- Dock High and Grade Level Loading
- Trailer Parking Available
- Outside Storage Available
- Multiple points of ingress/egress
- 3 Minutes to Downtown Phoenix
- Visibility on 7th Avenue and Central Avenue
- Future Light Rail Stop on Central Avenue



WORKFORCE WITHIN 5 MILES

118,397
TOTAL
WORKFORCE

26%
WITH COLLEGE
DEGREES OR HIGHER

76%
OF WORKFORCE IS IN SERVICE,
CONSTRUCTION, MANUFACTURING
OR RETAIL INDUSTRIES

33%
INCREASE IN
WORKFORCE
PROJECTED BY 2025

12%
INCREASE IN
HOUSEHOLD INCOME
PROJECTED BY 2025



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