



Hatcher

INDUSTRIAL PARK
GLENDALE, AZ



RAIL CAPABLE

Building 1: **386,958 SF**
15151 W. Hatcher Road



Photo by David Schacher Photography, LLC
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IMMEDIATE CORPORATE NEIGHBORS

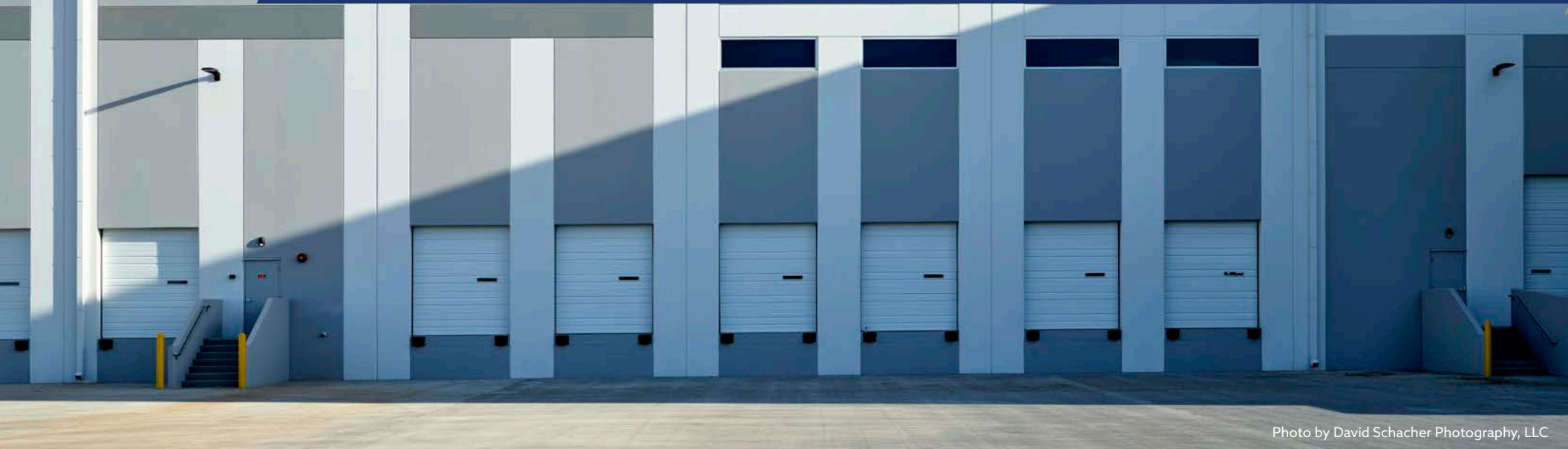


Photo by David Schacher Photography, LLC

BUILDING 1

386,958
SQUARE FEET

4
INSULATED
GRADE LEVEL
DOORS

66
INSULATED
DOCK
DOORS

17
DOCK HIGH
DOORS
W/ 40K LB
PIT LEVELERS,
Z-GUARDS &
BUMPERS

226
CAR
PARKING

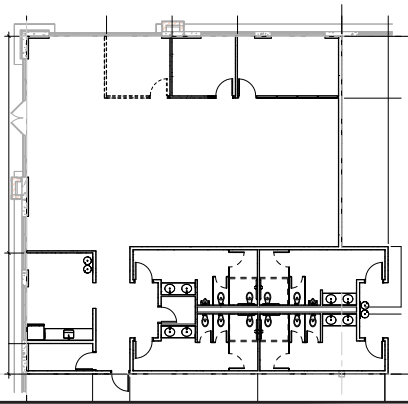
81
TRAILER
PARKING

- ± 3,498 SF SPEC OFFICE
- LED WAREHOUSE LIGHTING
- FULL WAREHOUSE HVAC
- WMP-10 BATT INSULATION SYSTEM AT 10' TO DECK

BUILDING FEATURES

- 40' CLEAR HEIGHT
- 50' X 56' COLUMN SPACING WITH 60' SPEED BAYS
- FLOOR SLAB: 7" THICK, 4000 PSI REINFORCED
- CLERESTORY WINDOWS
- ROOF: 60MIL TPO, R30, 20-YEAR WARRANTY
- ESFR SPRINKLERS WITH K-25 HEADS
- FIVE (5) EV CHARGING STATIONS
- POWER: TWO (2) 3,000A, 480/277V (APS)

±3,498 SF spec office suite



Ideally located in the heart of the Industrial Loop 303 corridor,
Hatcher Industrial Park sits along the BNSF railroad and provides a first-class opportunity for all of today's manufacturing, logistics, and supply chain needs.

- 5 minutes to Loop 303
- 10 minutes to Interstate 10
- BNSF Rail access

HATCHER ROAD

151ST AVENUE

BUILDING 1
386,958 SF

LEASED

STORMWATER
MANAGEMENT

BNSF RAIL ROAD

OLIVE AVENUE





ALL ABOUT Glendale



- Highly strategic location with accessibility via Loop 101, US 60, and Loop 303

- **1.9 million** people live within a **30-minute** commute to the City's geo hub



- Abundant top quality and skilled workforce with a median age of **33**



- Home to **6** colleges and universities; ASU West, Glendale Community College & Midwestern University

- Glendale's colleges and universities provide an economic impact of **\$771 million**



- **\$59,711** median household income



CONTACT

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