

# CALIBER

BY GREYSTAR

3 BUILDING INDUSTRIAL PARK  
79th Avenue & Grand Avenue  
Peoria, AZ



LEASED

READY FOR OCCUPANCY  
WITH SPEC OFFICES, LED LIGHTING & HVAC IN PLACE

JLL

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# CALIBER

A Greystar Logistics Property

A new Class A industrial park offering a range of  $\pm 114,446$  SF to  $\pm 174,609$  SF, located on the southwest corner of 79th Avenue and Grand Avenue in Peoria, Arizona. This 3-building park has fantastic visibility along the U.S. 60 and sits just 2 miles from Loop 101, providing users with excellent access to Interstate 10. The site is minutes away from an abundant amount of retail, dining, and entertainment options including all the action at Westgate, State Farm Stadium, and the Tanger Outlets. Greystar Logistics is proud to bring this brand-new development to an underserviced area, offering tenants all the benefits of logistics, distribution, and manufacturing space solutions in the Greater Phoenix area.

# PROPERTY HIGHLIGHTS



**Raceway infrastructure to:**  
 1) expand power capacity from 3000A to 6000A per building

2) support roof mounted solar panel system

3) EV charging stations capability



HVAC & additional power has been ordered for the park and will be allocated based on tenant need



Each building includes a spec office suite & LED lights



Pictured: spec suite & LED lights



CLICK OR SCAN FOR  
DIGITAL WAR ROOM

BUILDING A	BUILDING C
<b>AVAILABILITY</b>	Sale or Lease
<b>ADDRESS</b>	9595 N 79th Ave
<b>BUILDING SIZE</b>	114,446 SF
<b>AVAILABLE SIZE</b>	114,446 SF (Divisible)
<b>DIMENSIONS</b>	210' x 536'
<b>SPEC OFFICE SIZE</b>	2,081 SF
<b>CONFIGURATION</b>	Rear Load
<b>CLEAR HEIGHT</b>	32'
<b>TRUCK COURT</b>	138'
<b>DOCK DOORS</b>	28
<b>DRIVE-IN DOORS</b>	2 (12' x 14')
<b>CAR PARKING</b>	186
<b>LIGHTS</b>	LED
<b>COOLING</b>	100% HVAC
<b>COLUMN SPACING</b>	50' x 52' with 60' speed bay
<b>POWER</b>	6,000 amp (expandable)
<b>SLAB THICKNESS</b>	6" Unreinforced 4000 PSI concrete
<b>ROOF SYSTEM</b>	Panelized roof structure, TPO membrane, 20 year warranty
<b>SPRINKLERS</b>	ESFR

# LOCATION & CORPORATE NEIGHBORS



**Caliber by Greystar** is located just minutes from an incredible variety of daily dining and shopping options, family fun entertainment, and sporting events.





LAKE PLEASANT

## WHY PEORIA?

AZ Big Media ranked Peoria as the best city in Arizona for living, working and playing in 2021. In addition to its high-performing schools, Peoria is nationally recognized for its award-winning infrastructure, sustainability program, parks, and public safety. Throughout Peoria, you will find top-notch shopping, chef-driven restaurants, entertainment, and a thriving arts scene.



**39**

parks



**2**

public libraries



**31**

miles of trails



**20**

public art pieces



**5**

golf courses



**A+**

schools



**3**

public pools



**2**

theaters

## DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN
<b>2022 TOTAL POPULATION</b>	282,541	1,377,043	2,454,481
<b>2027 TOTAL POPULATION</b>	289,747	1,417,952	2,545,299
<b>MEDIAN AGE</b>	36	34	35
<b>MEDIAN HH INCOME</b>	\$57,194	\$60,938	\$67,216
<b>TOTAL LABOR FORCE</b>	136,532	672,151	1,223,225

## INDUSTRY CONCENTRATION

within a 30 minute drive



**1,168**

transp./warehouse firms



**2,282**

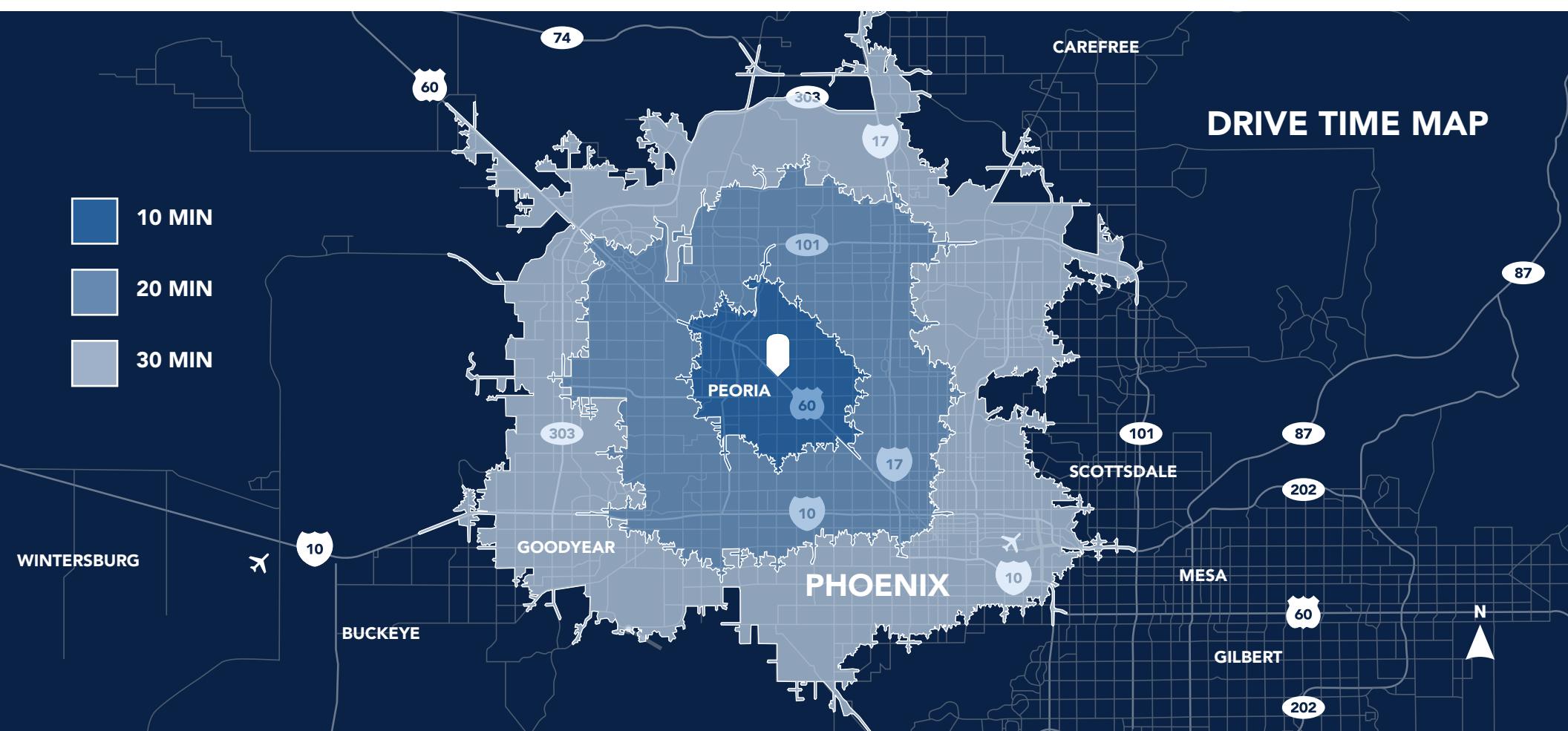
manufacturing firms

**71,591**

transp./warehouse  
employees

**71,591**

manufacturing  
employees



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