

# SEC 99th Avenue & Buckeye Road

# GO | 99

## NORTH

±1,100,500 SF (DIVISIBLE) AVAILABLE FOR LEASE OR SALE



**DELIVERING Q4 2023**

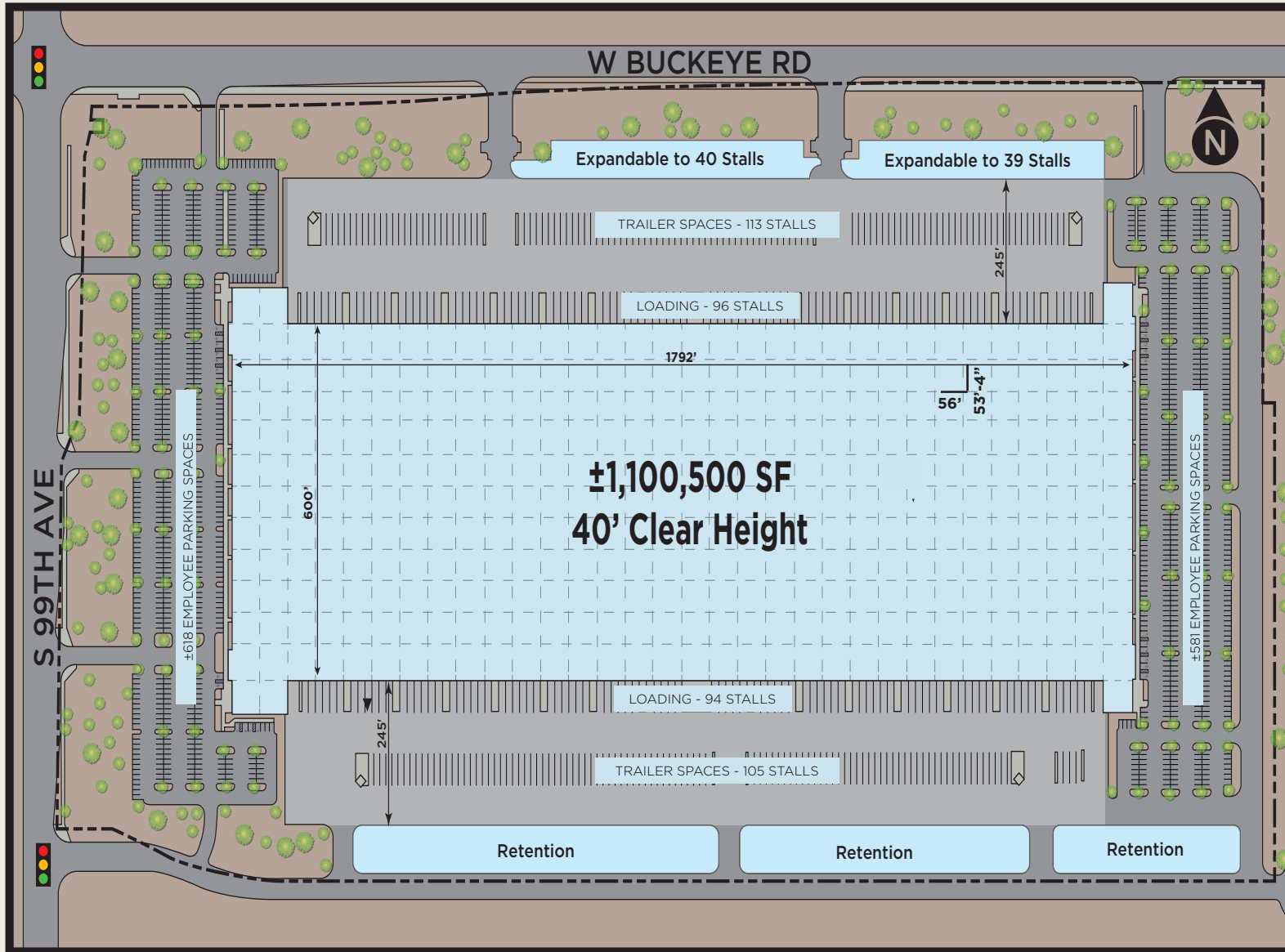
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# NORTH SITE PLAN



## BUILDING FEATURES

- ±1,100,500 SF (Divisible)
- Clear Height: 40'
- 218 Trailer Stalls (Expandable to 297 Stalls)
- ±1,199 Car Parks
- 56' X 53'- 4" Column Spacing
- 60' Speed Bays
- 190 Dock High Doors
- 4 Grade Level Doors
- R-38 Insulation at Roof
- Clerestory Windows
- 245' Truck Courts North & South (All Concrete)
- 4 Office Locations
- AC Ready Warehouse
- 3,600 AMPS of Power (Expandable)
- Office to Suit

## PROPERTY FEATURES

- ±69 Total Net Acres
- Zoning: CP/GCP (Industrial)
- Direct Access To/From I-10 (on 99th Ave. - 1.7 Miles, 3 Minutes)
- 1 -10 Interstate Full Diamond Interchanges at 99th Avenue, 91st Avenue, and 107th Avenue
- 8 Points of Ingress/Egress
- Permits Expected: May 2023

MAJOR OCCUPIERS NEARBY



GO | 99

±4 MINUTES  
±2.0 MILES

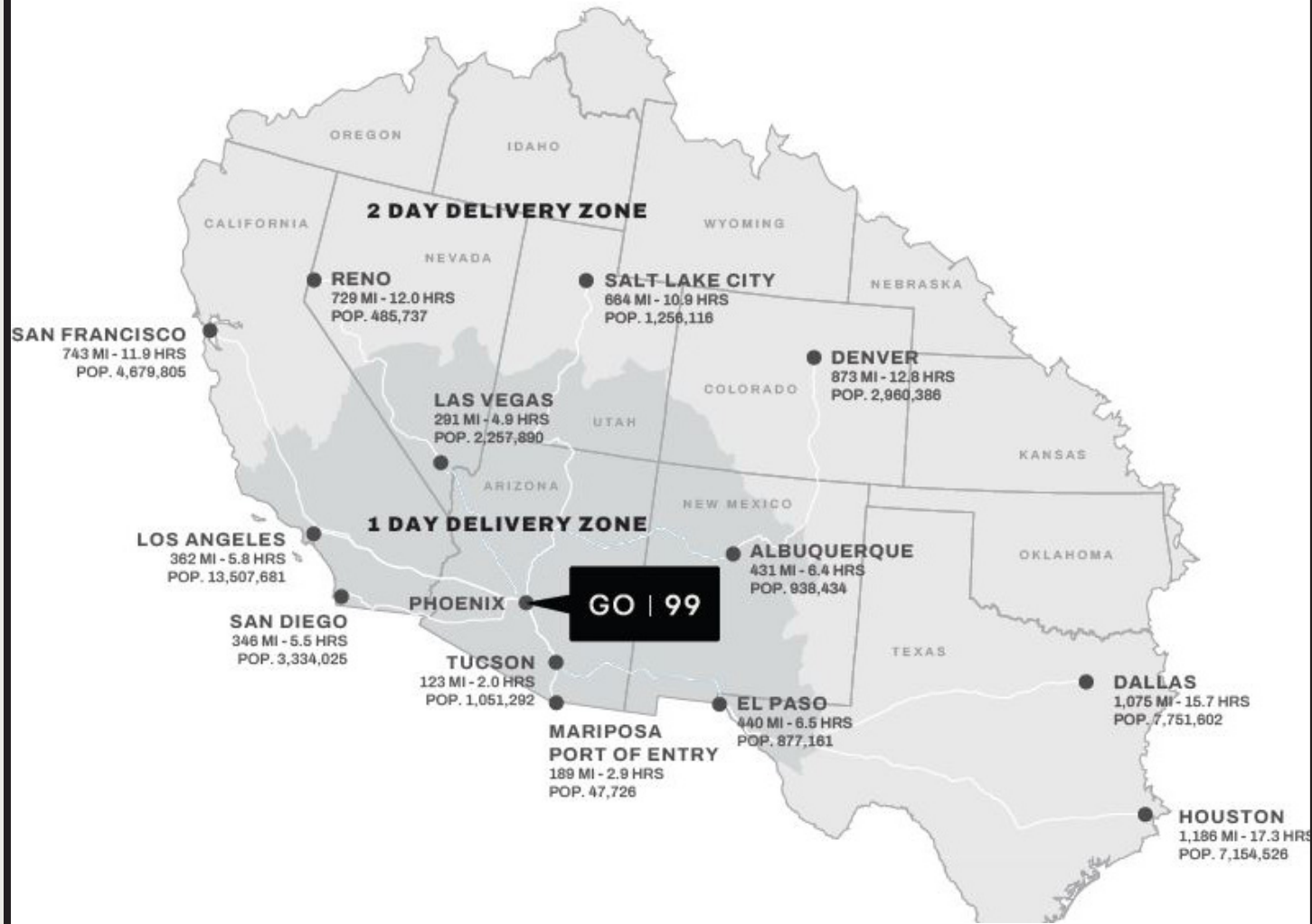
±5 MINUTES  
±3.0 MILES

1,000,500 SF  
40' Clear Height

# REGIONAL DRIVE TIME MAP



## SEC 99th Avenue & Buckeye Road



**3 MILES**

TO THE I-10



**319**

AMENITIES WITHIN 3 MILES



**20 MINUTES**

TO PHX SKY HARBOR AIRPORT



**216,659**

TOTAL RESIDENTIAL POPULATION IN A 5-MILE RADIUS



**TOP 5**

STATE FOR PROJECTED GROWTH PROSPECTS (FORBES)



**40% LESS**

OFFERS UP TO 40% LESS OPERATIONAL COSTS THAN CALIFORNIA

# INDUSTRIAL UNBOXED

Development strategies for industrial users which deliver unrivaled efficiency and workplace strategizes.

## DESIGN FOCUSED

Unmatched building amenities boosting employee productivity.

In today's competitive environment, employers need to differentiate themselves in order to recruit top talent. GO Industrial design decisions are human-centered. Our facilities enhance employee engagement, reduce absenteeism, lower healthcare costs, and improve the recruitment and retention of top talent.

## LOCATIONALLY DRIVEN

Site selections driven by infill locations in heavy employment corridors.

In-demand locations create high barriers to entry for buyers and developers, thus requiring a creative solution to source and acquire these opportunities. GO Industrial provides logistics solutions for businesses feeding the demand of these growing populations.

## RAISING STANDARDS

Delivering a new level of Class A product to an evolving market.

Our buildings are constructed to support e-commerce and logistic uses with industry-leading clear heights, expandable power, fully-insulated and air-conditioning ready. To support building longevity and reduce operating expenses building slabs, truck courts and roof systems are thoughtfully engineered and constructed.

Our spec office improvements allow for near immediate tenant occupancy and break the mold of the dated warehouse office environment, offering higher end finishes, open workplaces and health focused workout and break areas.



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