

# ±245,966 SF - For Sublease 303 Crossroads

8900 N. Sarival Avenue | Glendale, AZ

Contact Us for Leasing Information:

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Accelerating success.

# Site Plan

303 Crossroads | 8900 N Sarival Avenue | Glendale, AZ



# Features

<b>Available for Sublease</b>	±245,966 square feet
<b>Building SF</b>	±1,023,610
<b>Office SF</b>	±1,186
<b>Clear Height</b>	40'
<b>Warehouse</b>	100% A/C
<b>Dock Doors</b>	34 available
<b>Drive-In Ramp Doors</b>	2 available
<b>Column Spacing</b>	50' x 56'
<b>Sprinklers</b>	ESFR
<b>Power</b>	277/480v Heavy
<b>Truck Court</b>	200'
<b>Parking Ratio</b>	.59/1,000 SF
<b>Zoning</b>	PAD, City of Glendale
<b>Visibility</b>	Sarival & Olive Avenues
<b>Sublease Term</b>	Sublessor is flexible on term
<b>Corporate Neighbors Include</b>	Boeing, Walmart, Lennox, Ball Corp, Red Bull, White Claw, UPS, HD Supply, REI, Dick's, Aldi, Daimler





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Two (2) drive-in ramp doors
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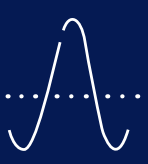

34 dock doors
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3 - 5 year lease term
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1,186 SF office
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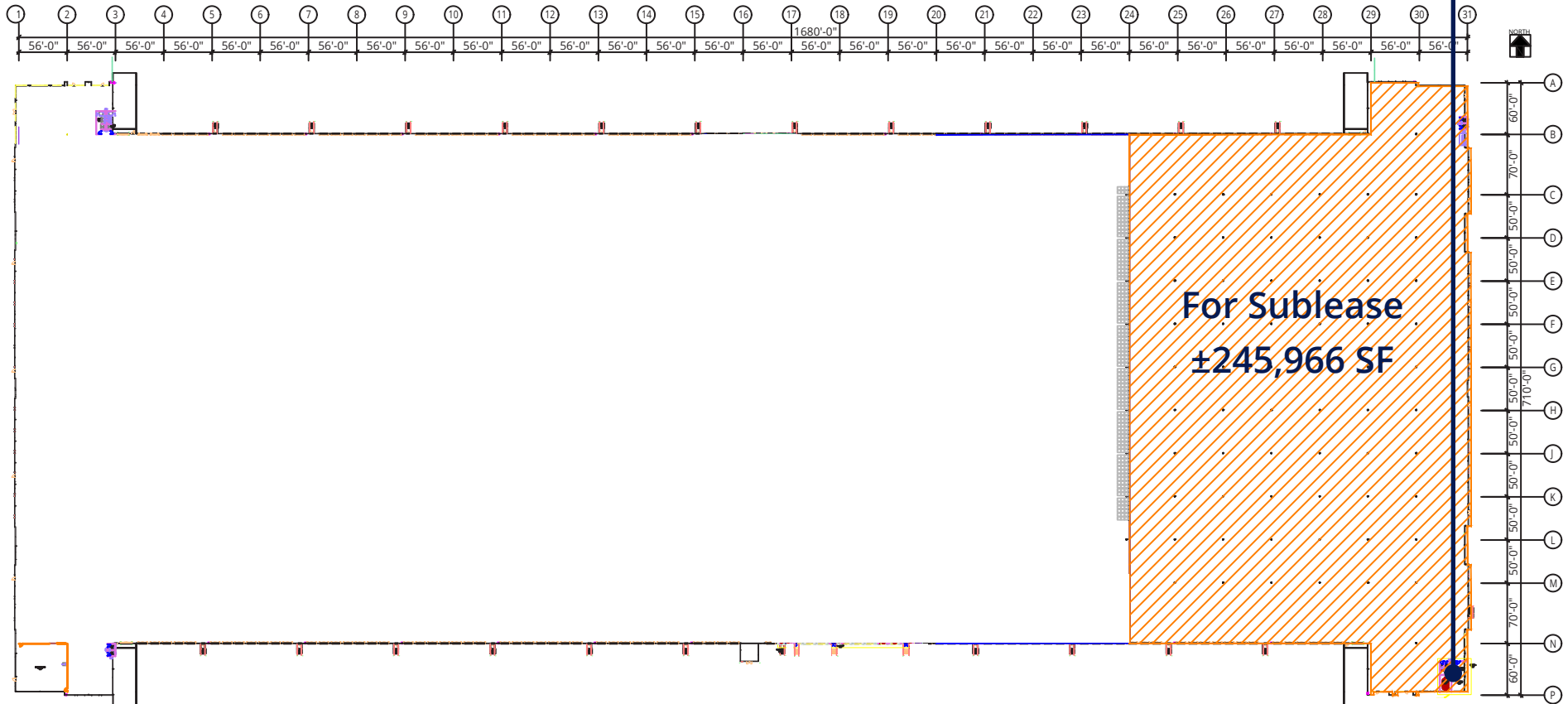
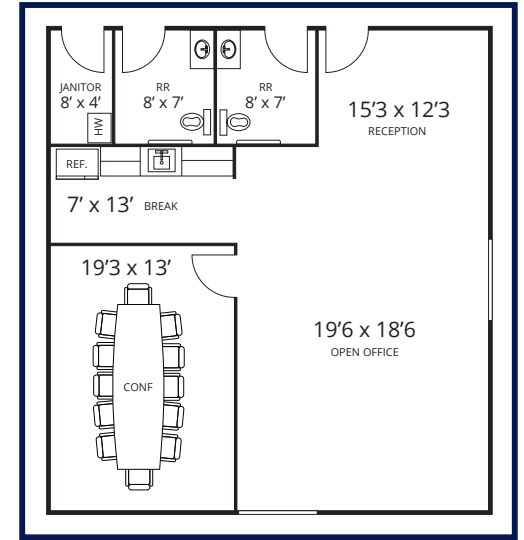
0.5 miles to Loop 303

## Demographics

 <p><b>2024 Population</b></p> <table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td>3-mile</td> <td>35,505</td> </tr> <tr> <td>5-mile</td> <td>129,801</td> </tr> <tr> <td>10-mile</td> <td>576,536</td> </tr> </table>	3-mile	35,505	5-mile	129,801	10-mile	576,536	 <p><b>2024 Average Household Income</b></p> <table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td>3-mile</td> <td>\$117,121</td> </tr> <tr> <td>5-mile</td> <td>\$111,315</td> </tr> <tr> <td>10-mile</td> <td>\$92,949</td> </tr> </table>	3-mile	\$117,121	5-mile	\$111,315	10-mile	\$92,949	 <p><b>2024 Median Age</b></p> <table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td>3-mile</td> <td>35.5</td> </tr> <tr> <td>5-mile</td> <td>35.8</td> </tr> <tr> <td>10-mile</td> <td>42.8</td> </tr> </table>	3-mile	35.5	5-mile	35.8	10-mile	42.8	 <p><b>2024 Households</b></p> <table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td>3-mile</td> <td>10,634</td> </tr> <tr> <td>5-mile</td> <td>40,361</td> </tr> <tr> <td>10-mile</td> <td>215,783</td> </tr> </table>	3-mile	10,634	5-mile	40,361	10-mile	215,783
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# Floor Plan

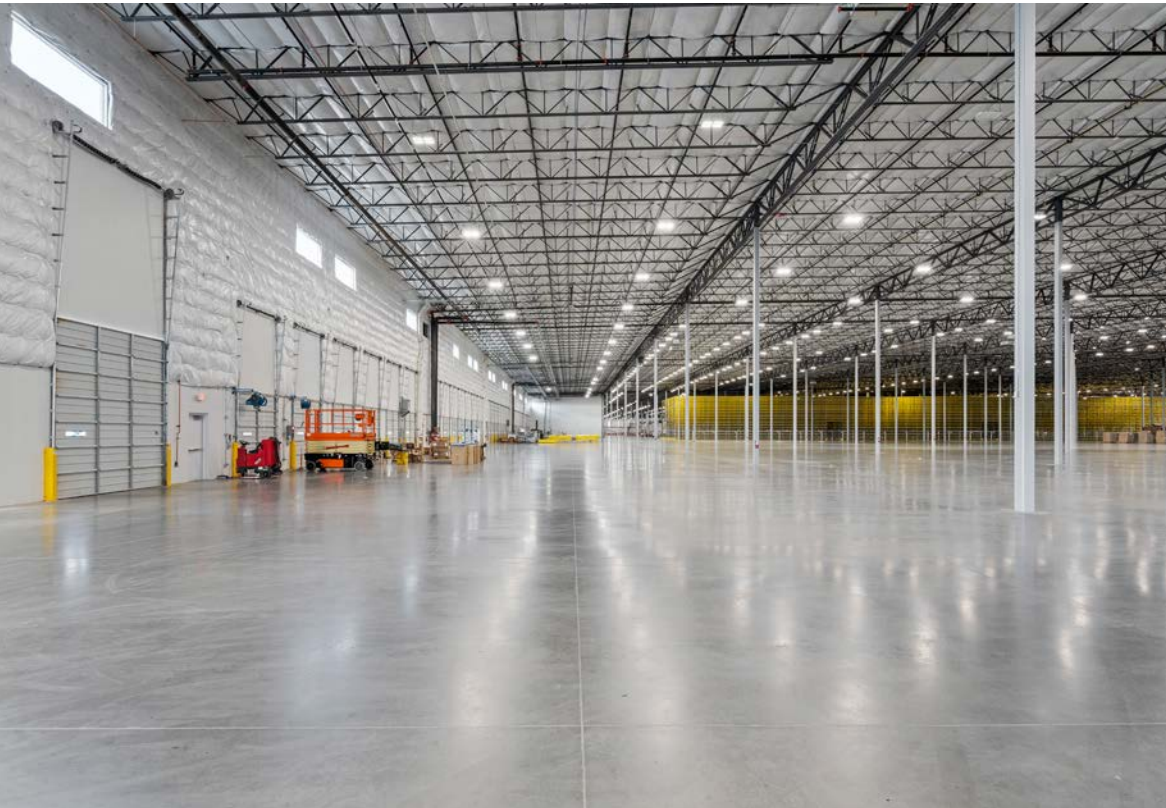
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# Property Photos

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## Location & Access

### Travel Distances - From Phoenix

San Diego	331 miles	Las Vegas	261 miles	Albuquerque	443 miles
Ports of LA, Long Beach	351 miles	Reno	729 miles	Dallas	1,065 miles
Los Angeles	349 miles	Salt Lake City	663 miles	Houston	1,176 miles
San Francisco	728 miles	Denver	821 miles	El Paso	430 miles



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