

up to **±85% reduction** in gross lease tax

# **Building 1**

12815 West Northern Avenue Glendale, Arizona



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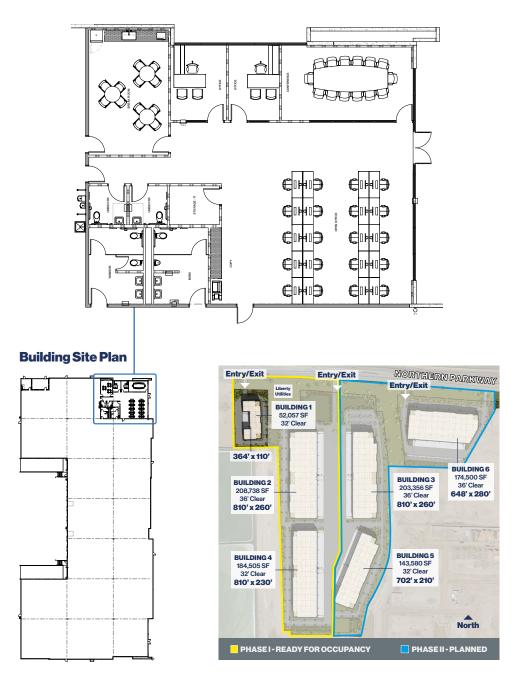
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## **Building Specifications**

### **Building 1**

Building SF	52,057 SF
<b>Building Dimensions</b>	364' x 110'
Spec Suite SF	3,300 SF
Auto Parking	81 (1.55/1,000 SF)
Trailer Court Depth	135'
Dock Doors	8 (9' x 10')
Grade Level Doors	2 (12' x 14')
Load Capacity	(2) 40k lb capacity mechanical pit levelers
Slab Thickness	7" reinforced on ABC Fill
Column Spacing	52' x 50'
Speed Bay Dimensions	60'x 52'
Clear Height	32'
Green Energy	Pursuing LEED certification
Electrical Power	3,000 amps
Sprinklers	ESFR,K17
Warehouse Cooling	HVAC
Lighting	LED warehouse lighting to deliver 30 foot candles average at 36" AFF, fixtures to have motion sensors and 15' whips
Taxes	Tenant pays 0.5% gross lease tax, Maricopa County

### **Spec Suite Plan**



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