

JACKRABBIT 10 LOGISTICS

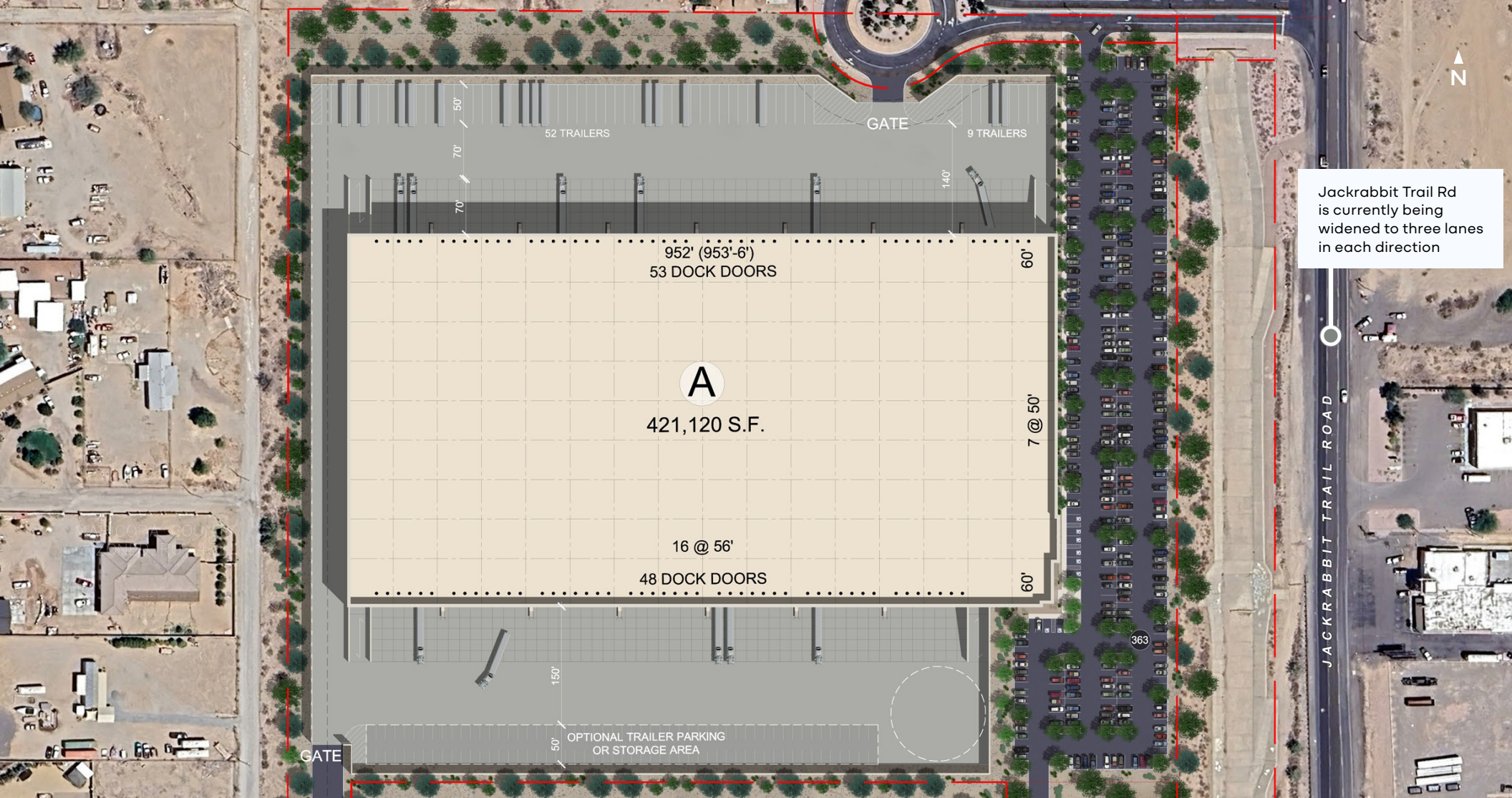
NWC MCDOWELL RD & JACKRABBIT TRAIL | BUCKEYE, AZ



100% HVAC / LEED CERTIFIED

FOR LEASE OR BTS | ±421,120 SF

SIHI CBRE



PROPERTY HIGHLIGHTS



**Building
Size**
±421,120 SF



**Clear
Height**
±40'



**Dock
Doors**
105



**Grade
Level Doors**
4



**Column
Spacing**
56' x 50'



**Speed
Bays**
60'



Cooling
100%
HVAC



**Auto Parking
Stalls**
363

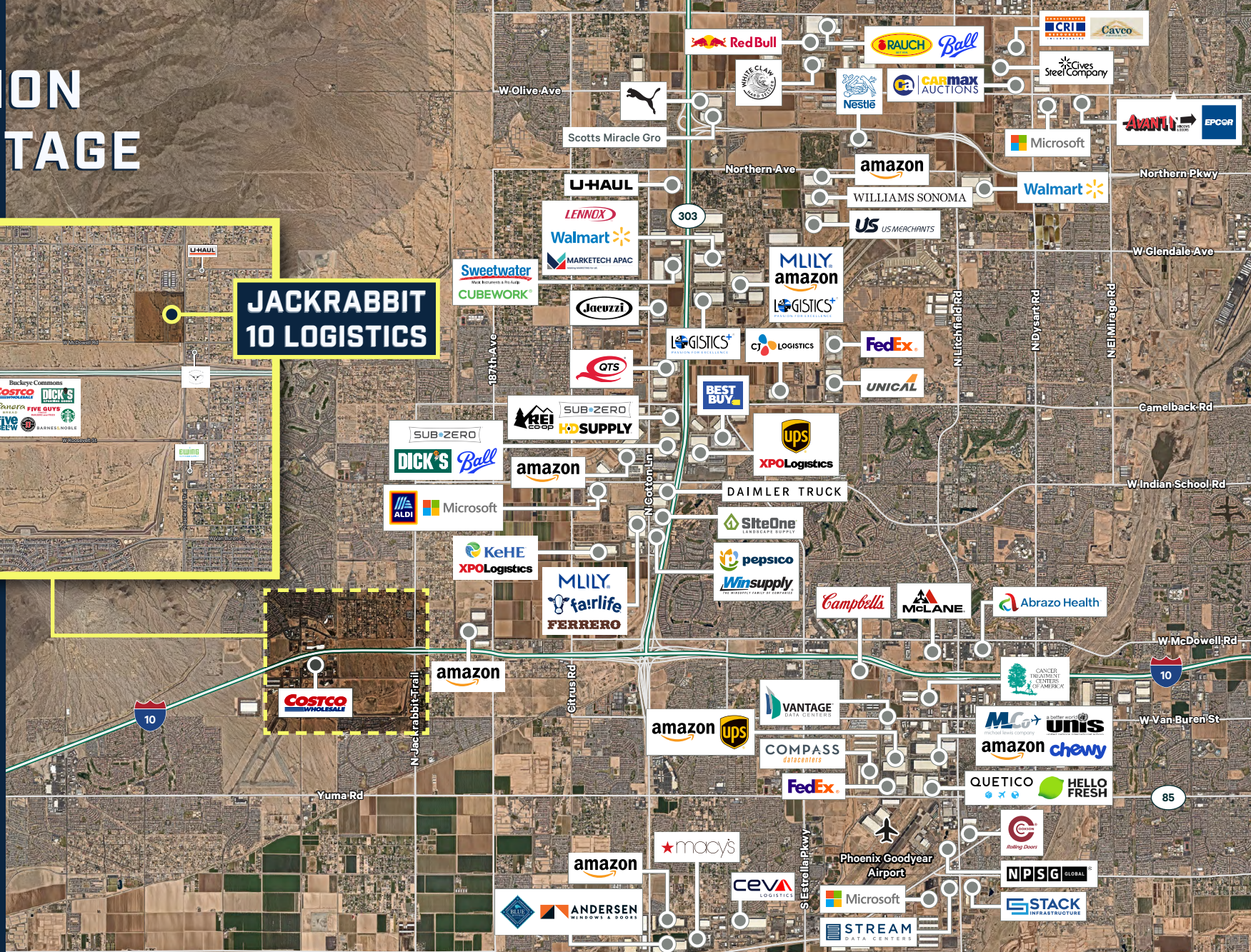


**Trailer Parking
Stalls**
52 (Expandable)

LOCATION ADVANTAGE



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1.6 million population (40% of Phoenix residents) live west of the I-17 Freeway

\$62K average annual household income

62% of the Southwest Valley population is workforce age

69% of the Southwest Valley workforce commutes outside of the region

28% of manufacturing workers in Maricopa County live in the west valley

CORPORATE NEIGHBORS



DEVELOPER INITIATIVES

[1] 4Front Energy, 2023



SIHI has a well-established reputation for excellence in shaping commercial properties in the Southwest. They take pride in envisioning and developing real estate that provides enhancements for today's businesses and sustainability well into the future.

JOIN SIHI IN BEING A PART OF TOMORROW.

SOLARFIT

Power your future with rooftop energy under the SIHI solar initiative, SolarFit. Occupants can embrace sustainable energy consumption and reduce their carbon footprint, all while enjoying a predictable electric bill **without any required capital cost**.

HOW IT WORKS: Under a separate solar equipment lease agreement, SIHI builds and maintains a rooftop solar system, allowing occupants to offset a significant portion of local energy consumption.

STANDARD FEATURES

SIHI's commitment to occupants' well-being and sustainable real estate includes the following standard site and building features:

- Building LEED certification
- Enhanced skylights and clerestory windows
- Spec Suites with high-end finishes
- Building LED lighting & Signature LED exterior lighting opportunity
- Rooftop SolarFit initiative
- ChargePoint Level 2 EV Charging stations
- Abundant environmentally friendly native landscaping



CHARGE POINT

- Latest generation of Level 2 commercial charging stations
- 240V | ± 25 miles of range per 1 hour of charging[1]
- Per Building: 4 bollard-style stations with 2 charging ports each
- ChargePoint is the first ENERGY STAR Certified EV charger



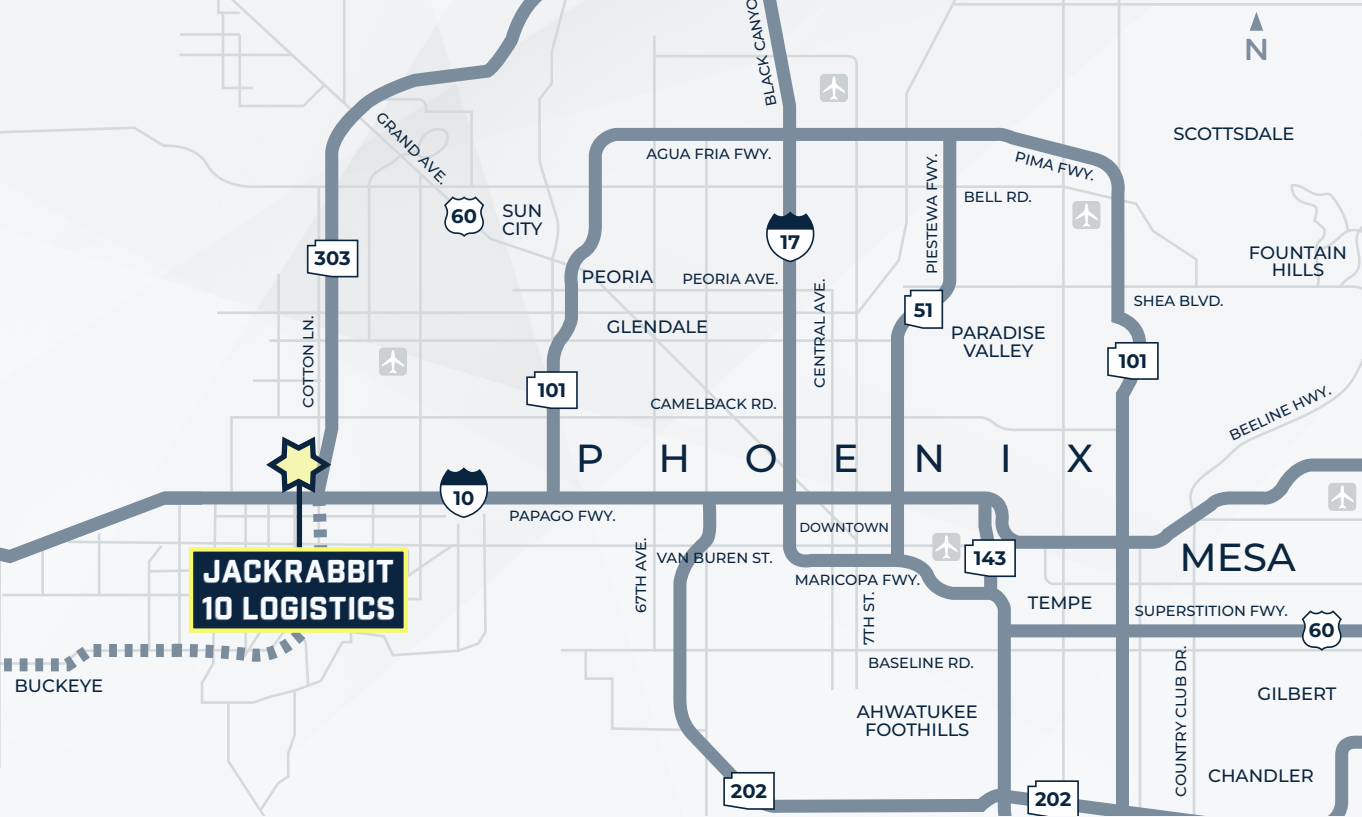
LEED CATEGORY:
INNOVATION
& DESIGN



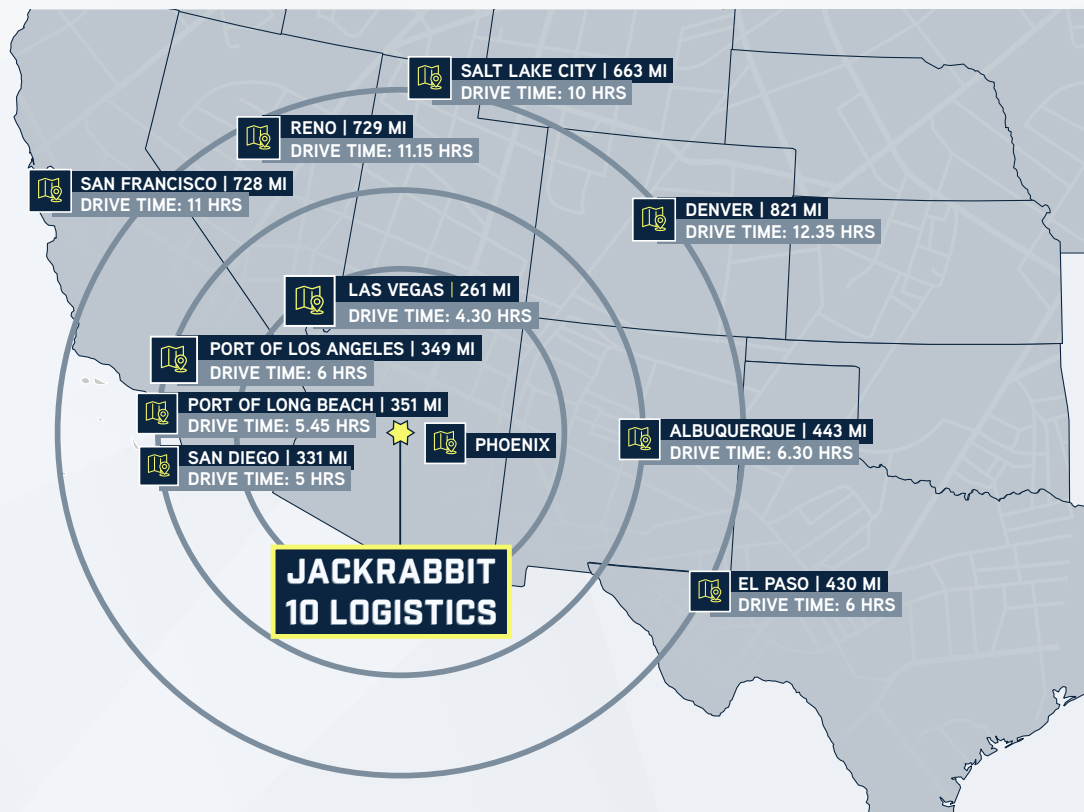
LEED CATEGORY:
SUSTAINABLE
SITES



LEED CATEGORY:
ENERGY &
ATMOSPHERE



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