



# COMMERCE @ 303

331,683 SF  
AVAILABLE



5215 N. Alsup Road  
GLENDALE, AZ







COMMERCE  
@ 303



## PROPERTY SPECS



**331,683 SF**

AVAILABLE



**41.2 ACRES**

LOT SIZE



**2,750 SF**

MOVE IN READY OFFICE



**79**

TRAILER STORAGE STALLS  
BUILDING 1



**204'**

TRUCK COURT DEPTH



**ALL CONCRETE**

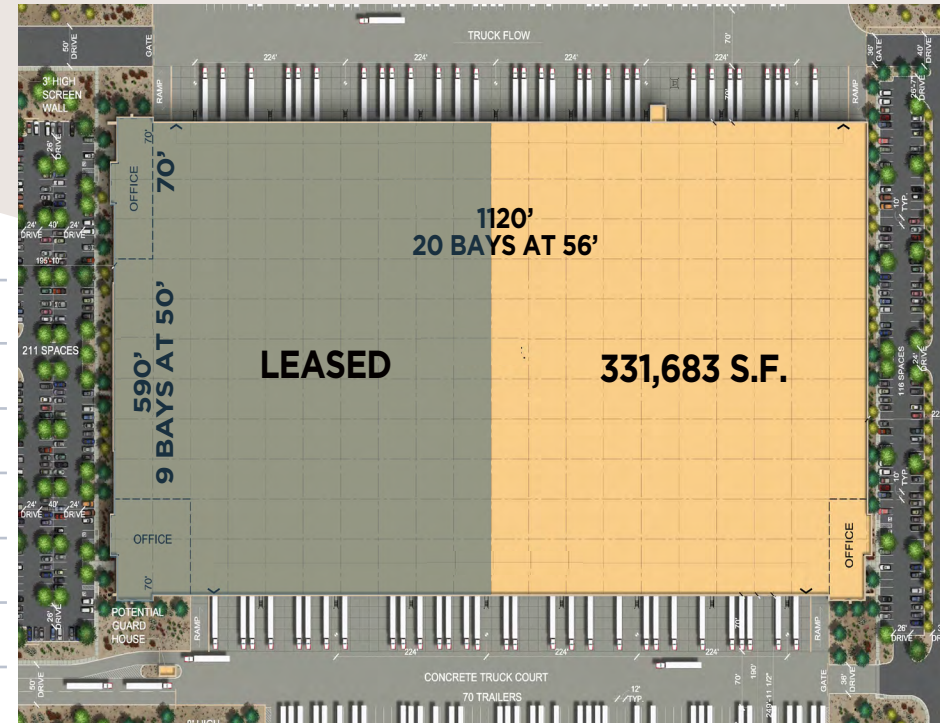
TRUCK COURTS





# PHASE I FEATURES

SF Available	±331,043 SF
Spec Office	2,750 SF
Building Dimensions	590' x 560'
Clear Height	40'
Typical Column Spacing	56' x 50'
Trailer Dock Bays	55 (70' x 14' wide)
Trailer Parking	78 (50' x 12' wide)
Auto Parking	137 including ADA
Windows	Office Area - 25' High Storefront Warehouse Area Clerestory - 28 (3'-0" x 6'-6")
Power	1 - 3,000 amp service section
Sprinkler System	NFPA 13, K-25 ESFR Sprinkler Heads
Fire Pump	2000 gpm, 155 psi, diesel
Secured Truck Court Depth	204' (Building to Perimeter Fence)
Skylights	54 (4' x 8')
Insulation	R-6 Rigid insulation above roof deck R-32 Batt w/ white scrim under roof deck R-11 Batt w/ white scrim at exterior walls (Height varies)
Roof	60 MIL TPO, 20 Year Warranty
Floor Slab	7" thick concrete slab (4,000 psi) typ.
Access	2 Ingress/Egress Points





# CORPORATE NEIGHBORS

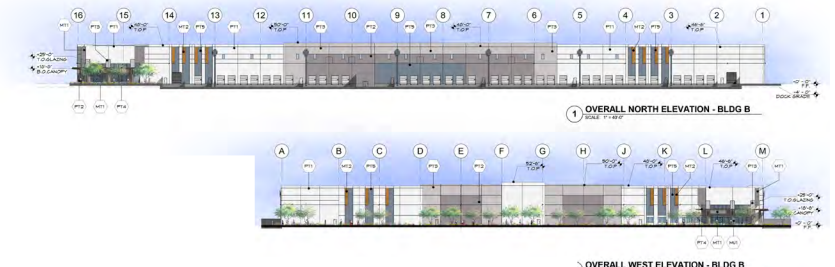
- Red Bull
- White Claw
- Rauch
- Ball
- UHaul
- Love's
- HD Supply
- Dick's Sporting Goods
- Boeing
- UPS
- Microsoft
- Fairlife
- Sub Zero
- ALDI
- Ferrero Rocher
- DAIMLER
- Amazon
- Milly
- XPO
- KEHE



PHASE I North & West Elevations



PHASE II North & West Elevations





# WEST VALLEY OVERVIEW

The Southwest Valley is one of the most desired industrial locations in the Phoenix Metro due to the logistical and transportation ease surrounded by freeways & interstates.

Southwest Valley leads the Phoenix Metro with 4.8 million SF, including nearly 2 million SF absorbed by multinational companies like Amazon, Nike, and XPO.

**5<sup>TH</sup>**  
**LOWEST**

ARIZONA RANKS  
FIFTH LOWEST IN  
PROPERTY TAXES

**40%**  
**JOB GROWTH**

JOB GROWTH IN  
THIS REGION HAS  
INCREASED BY 40%

SINCE THE COMPLETION OF LOOP 303

**2.1M**  
**POPULATION**

BY 2023, POPULATION  
IS PROJECTED TO  
REACH 2.1 MILLION

**62%**  
**WORKFORCE AGE**

62% OF THE WEST  
VALLEY POPULATION  
IS WORKFORCE AGE





# STRATEGIC LOCATION





# COMMERCE @303

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STEELWAVE



CUSHMAN &  
WAKEFIELD