



**Northern
Parkway**
Logistics Hub

6 Building Industrial Park

Northern Parkway & 125th Avenue,
Maricopa County, Arizona

Northern Parkway

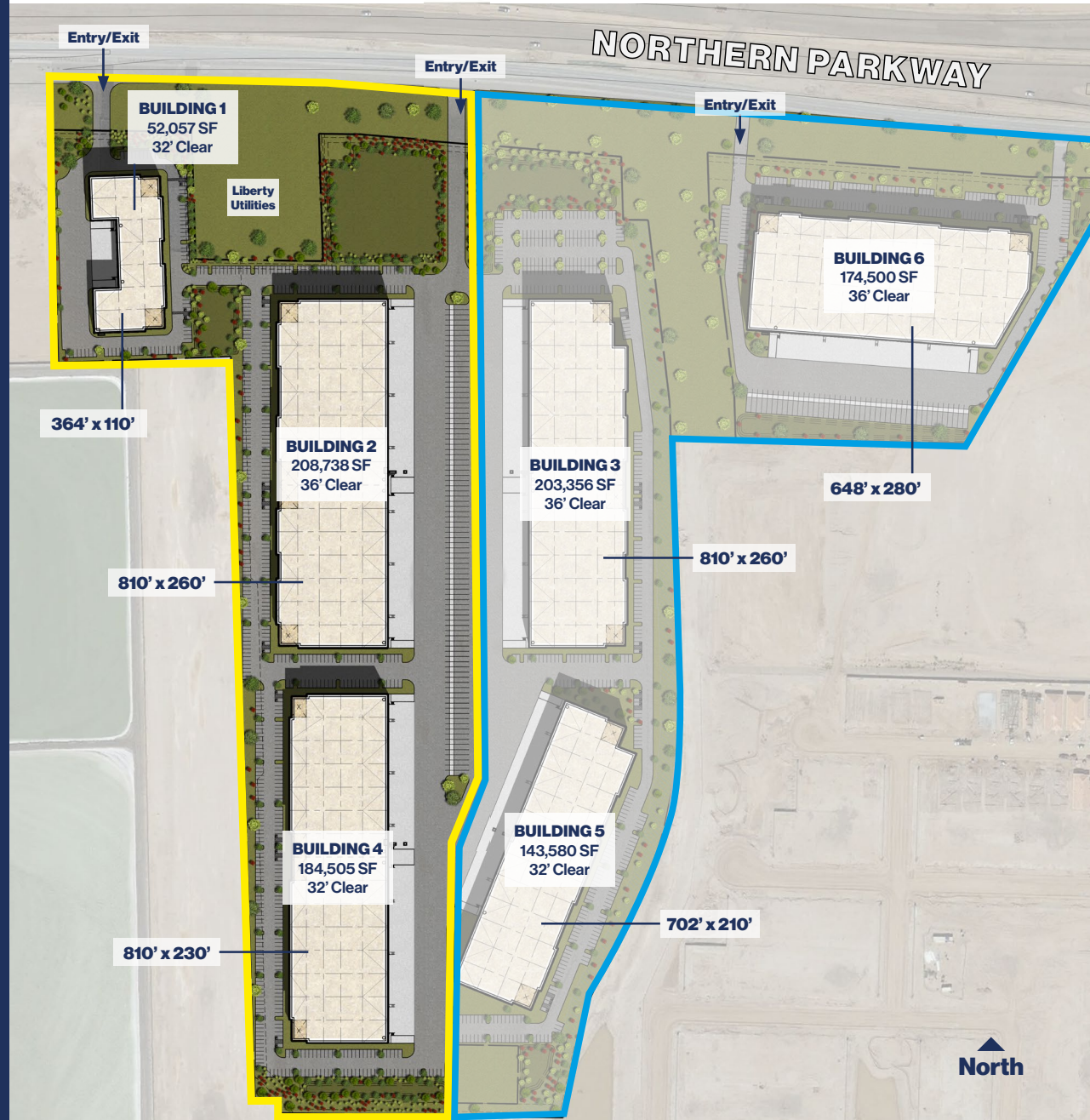
Logistics Hub

- A new 6-building industrial park located along the south side of Northern Parkway
- Halfway between Loop 101 and Loop 303
- This convenient location will provide much needed mid-size multi-tenant product
- Buildings ranging from ±50,000 SF to ±208,000 SF
- 5 miles (5 minute drive) from the Loop 101
- 4 miles (5 minute drive) from the Loop 303
- Surrounded by amenities and provides unprecedented access to two of the Valley's major freeways

Why West Valley:

- Upwards of 1.8 million people reside in the West Valley, with projections showing continued growth
- Several universities and educational institutions: Grand Canyon University (GCU), Midwestern University, Webster University, Carrington College and more
- West Valley is home to 984 businesses and 43,890 employees in the manufacturing market

Site plan



PHASE I - READY FOR OCCUPANCY

PHASE II - PLANNED

Building specifications

PHASE	PHASE 1	PHASE 1	PHASE 1	PHASE 2	PHASE 2	PHASE 2
PROJECT SPECS	BUILDING 1	BUILDING 2	BUILDING 4	BUILDING 3	BUILDING 5	BUILDING 6
Building SF	52,057 SF	208,738 SF	184,505 SF	203,356 SF	143,580 SF	174,500 SF
Spec Office Sizes	3,300 SF	3,645 SF	4,000 SF	To Suit	To Suit	To Suit
Auto Parks	81	270	265	257	206	174
Trailer Court Depth	135'	135'	135'	135'	135'	135'
Trailer Parking	0	40	22	29	0	43
Dock Doors	8	46	46	46	32	29
Grade Level Doors	2	4	4	4	2	2
Slab Thickness	7" on 4" ABC Fill	7" on 4" ABC Fill	7" on 4" ABC Fill	7" on 4" ABC Fill	7" on 4" ABC Fill	7" on 4" ABC Fill
Column Spacing	52' x 50'	50' x 54'	40' x 54'	50' x 54'	50' x 54'	60' x 54'
Speed Bay Dimensions	60' x 52'	60' x 54'	60' x 54'	60' x 54'	60' x 54'	60' x 54'
Clear Height	32'	36'	32'	36'	32'	36'
Electrical Power	3,000 amps	6,000 amps	6,000 amps	TBD	TBD	TBD
Sprinklers	K-17 Heads	K-25 Heads	K-17 Heads	ESFR	ESFR	ESFR
Construction Status	Ready for Occupancy	Ready for Occupancy	Ready for Occupancy	Planned	Planned	Planned



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Demographics

30-minute drive time radius:
 2023 Total Population: 1,949,136
 2028 Projected Population: 2,009,721
 2023 Average HH Income: \$96,181

Education:
 Graduation/Professional Degree: 9.6%
 Bachelor's Degree: 17.3%
 Associate's Degree: 10.8%
 Some College: 21.9%

Labor by industry:
 According to a report conducted by WESTMARC, 36% of healthcare workers, 34% of manufacturing employees and 23% of professional, scientific and technical services professionals reside in the West Valley

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