



**Northern  
Parkway**  
Logistics Hub

## **6 Building Industrial Park**

Northern Parkway & 125th Avenue,  
Maricopa County, Arizona



# Northern Parkway

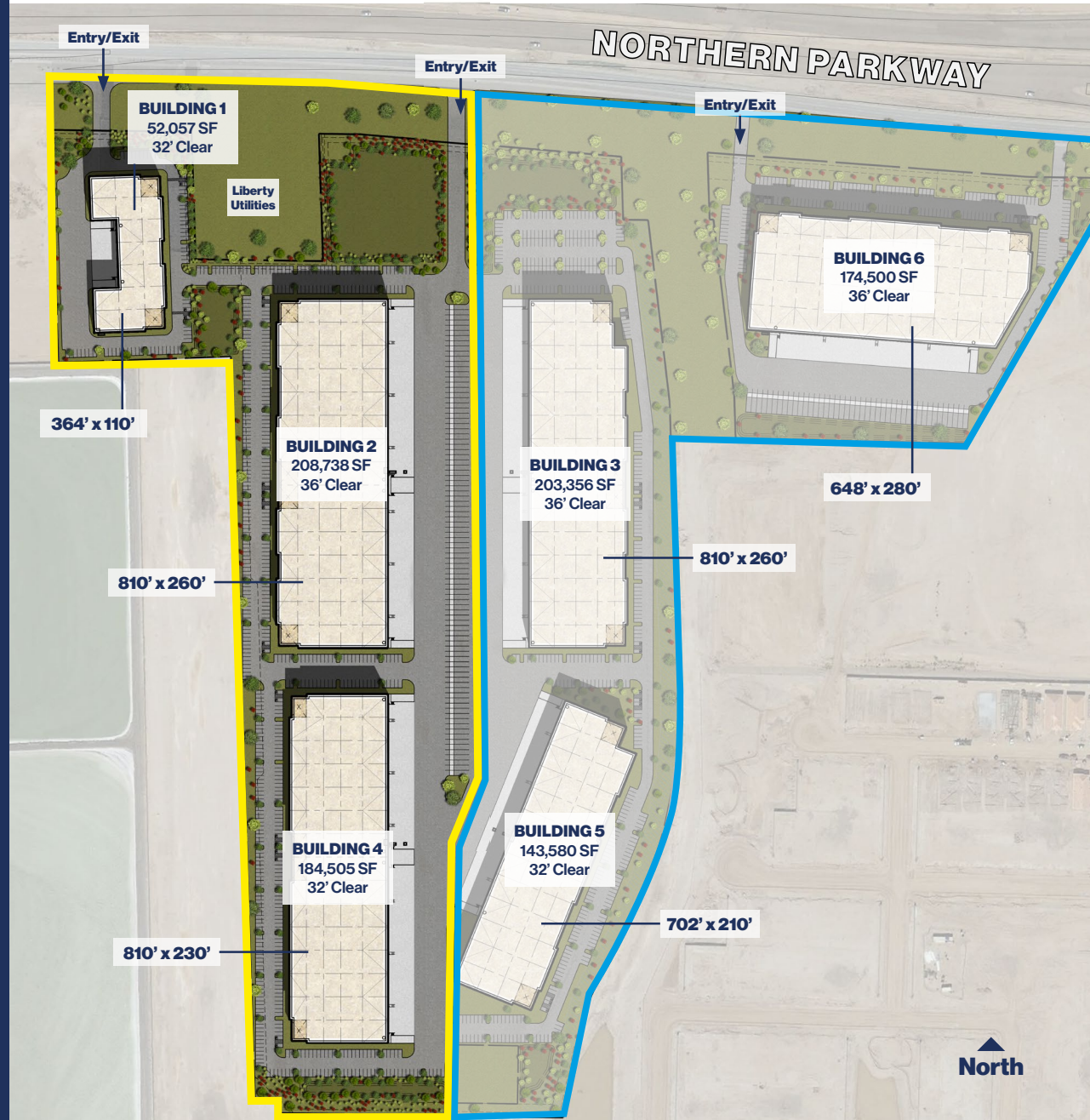
## Logistics Hub

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





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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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