

# 202 WEST 202 LOGISTICS



CAPROCK  
PARTNERS



# CapRock West 202 Logistics



West 202 logistics is a master-planned industrial development located on 183 acres at the I-10 and Loop 202 freeway interchange in infill Phoenix, comprised of eight buildings totaling  $\pm 3,400,000$  sq. ft.

N 59th Avenue & W Van Buren Street, Phoenix, AZ





CapRock is developing the premier eight-building planned industrial business park on 183 acres in the city of Phoenix totaling approx. 3,400,000 square feet.

# Phase I - Project Highlights

## Building A - 5555 W Roosevelt Street

- 328,441 SF
- 105,632 SF available
- 2,876 SF spec office
- Single loaded warehouse
- 36-foot clear height
- 230 auto parking space
- 1 drive-in ramp door
- 21 dock-high doors
- Pit levelers on 11 dock doors
- LED warehouse lighting
- Full warehouse HVAC
- R-38 roof insulation
- 1,000 amps, 277/480V power remaining

## Building B - 700 N 55th Avenue

- 532,713 SF
- 3,559 SF spec office
- Cross dock warehouse
- 40-foot clear height
- 269 auto parking spaces
- 135 trailer parking spaces
- 4 drive-in ramp doors
- 79 dock-high doors
- Pit levelers on 42 dock doors
- LED warehouse lighting
- Full warehouse HVAC
- R-11 wall insulation
- Remote restrooms
- 7,200 amps, 277/480V power (two 3,600-amp SES sections, transformers, conduit and wires)

## Building C - 500 N 55th Avenue

- 1,063,188 SF
- 6,873 SF spec office
- Cross dock warehouse
- 40-foot clear height
- 500 auto parking spaces
- 279 trailer parking spaces
- 4 drive-in ramp doors
- 159 dock-high doors
- Pit levelers on 81 dock doors
- LED warehouse lighting
- Full warehouse HVAC
- R-38 roof insulation
- R-11 wall insulation
- Remote restrooms
- 7,200 amps, 277/480V power (two 3,600-amp SES sections, transformers, conduit and wire)

## Building D - 5445 W Roosevelt Street

- 289,331 SF
- 94,999 SF available
- 2,564 SF spec office
- Single loaded warehouse
- 32-foot clear height
- 202 auto parking spaces
- 2 drive-in ramp doors
- 17 dock-high doors
- Pit levelers on 9 dock doors
- LED warehouse lighting
- Full warehouse HVAC
- R-38 roof insulation
- 1,800 amps, 277/480V power remaining

## Building E - 777 N 55th Avenue

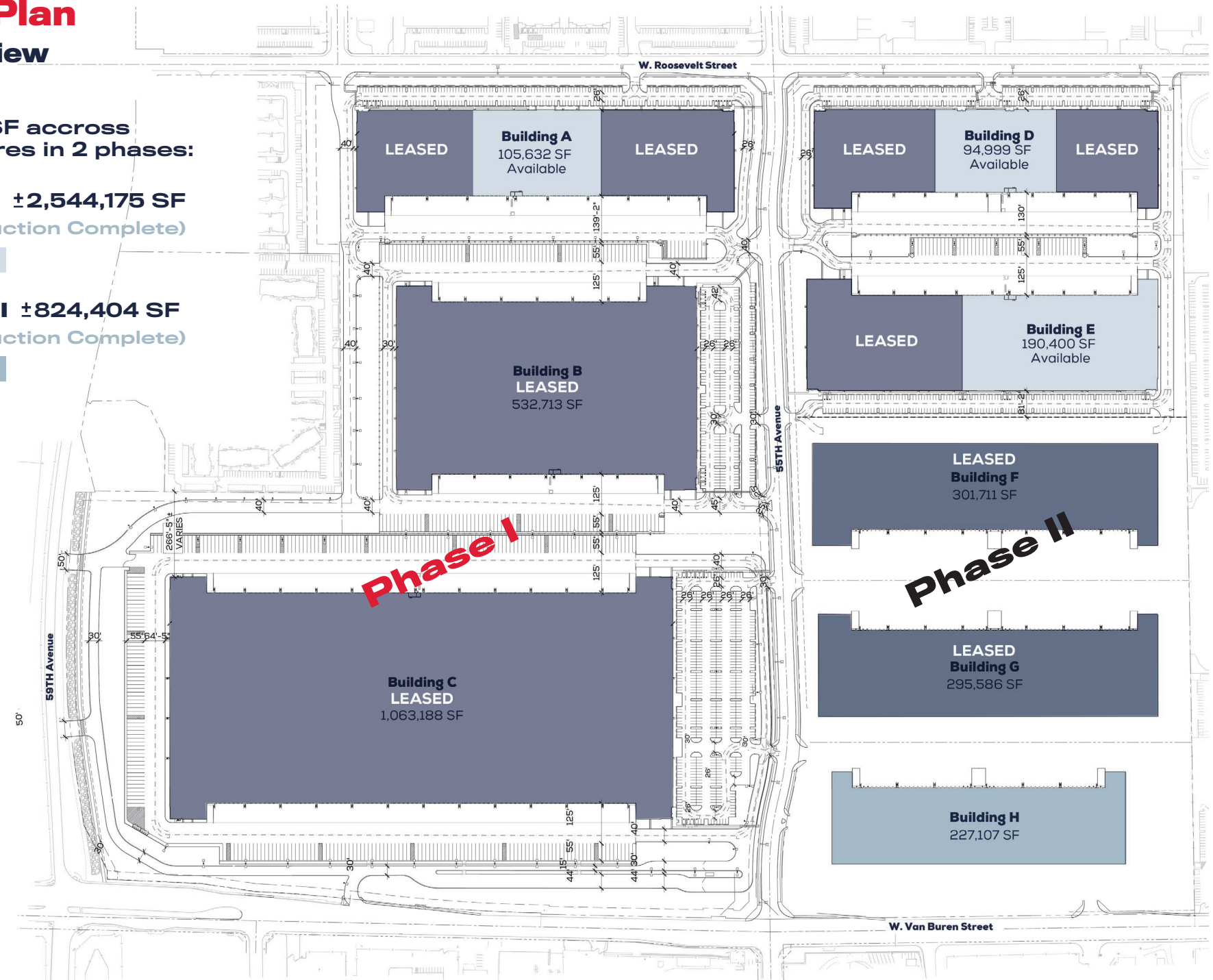
- 340,502 SF
- 190,400 SF available
- 3,088 SF spec office
- Single loaded warehouse
- 36-foot clear height
- 205 auto parking spaces
- 30 trailer parking spaces
- 1 drive-in ramp door
- 31 dock-high doors
- Pit levelers on 16 dock doors
- LED warehouse lighting
- Full warehouse HVAC
- R-38 roof insulation
- 2,000 amps, 277/480V power remaining

# Site Plan Overview

3.4M+ SF across ±183 acres in 2 phases:

Phase I ±2,544,175 SF (Construction Complete)

Phase II ±824,404 SF (Construction Complete)



# Phase II - Project Highlights

## Building F - 675 N 55th Avenue

- 301,711 SF
- 3,088 SF spec office
- Single loaded warehouse
- 36-foot clear height
- 208 auto parking spaces
- 33 trailer parking spaces
- 4 drive-in ramp doors
- 47 dock-high doors
- LED warehouse lighting
- Full building HVAC
- R-38 roof insulation
- R-11 wall insulation
- 35,000 lb mechanical pit levelers at every other dock door
- 3,600 amp, 277/480V power (one 3,600-amp SES section, transformer, conduit and wires)

**FULLY LEASED**

## Building G - 555 N 55th Avenue

- 295,586 SF
- 3,088 SF spec office
- Single loaded warehouse
- 36-foot clear height
- 197 auto parking spaces
- 32 trailer parking spaces
- 4 drive-in ramp doors
- 47 dock-high doors
- LED warehouse lighting
- Full building HVAC
- R-38 roof insulation
- R-11 wall insulation
- 35,000 lb mechanical pit levelers at every other dock door
- 3,600 amp, 277/480V power (one 3,600-amp SES section, transformer, conduit and wires)

**FULLY LEASED**



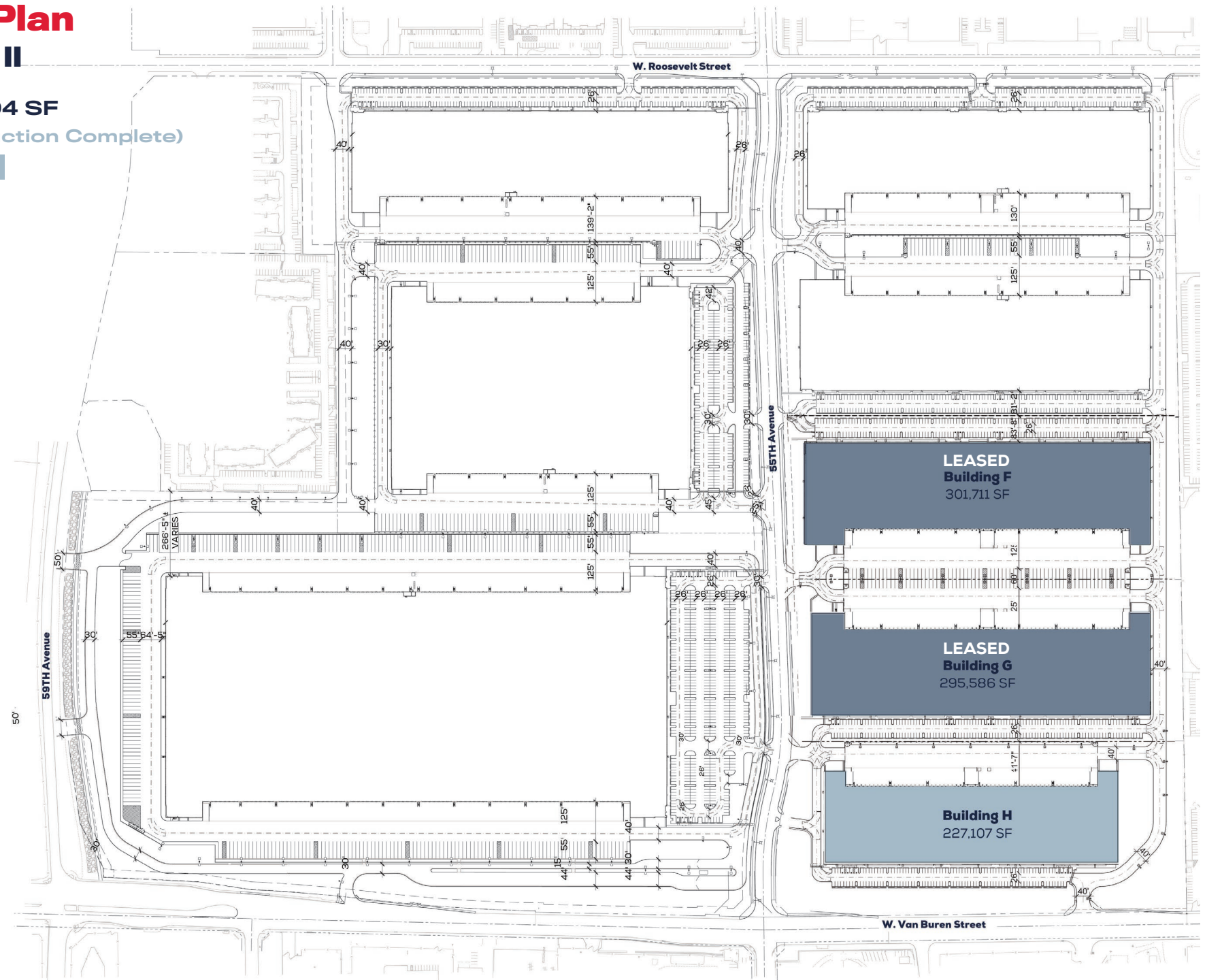
## Building H - 5400 W Van Buren Street

- 227,107 SF
- Two 3,088 SF spec offices
- Single loaded warehouse
- 32-foot clear height
- 150 auto parking spaces
- 4 drive-in ramp doors
- 45 dock-high doors
- LED warehouse lighting
- Full building HVAC
- R-38 roof insulation
- R-11 wall insulation
- 35,000 lb mechanical pit levelers at every other dock door
- 3,600 amp, 277/480V power (one 3,600-amp SES section, transformer, conduit and wires)



## Site Plan Phase II

±824,404 SF  
(Construction Complete)



**Direct Access  
To I-10 and 202  
Freeways**



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LOGISTICS**



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