



PARK ALGODON



NWC INDIAN SCHOOL ROAD & LOOP 101
PHOENIX AZ

5 BUILDINGS | 121,829 SF - 555,619 SF IN PREMIER PHOENIX
WEST VALLEY LOCATION WITH DIRECT LOOP 101 FREEWAY
ACCESS AND VISIBILITY



CREATION 

PROPERTY OVERVIEW

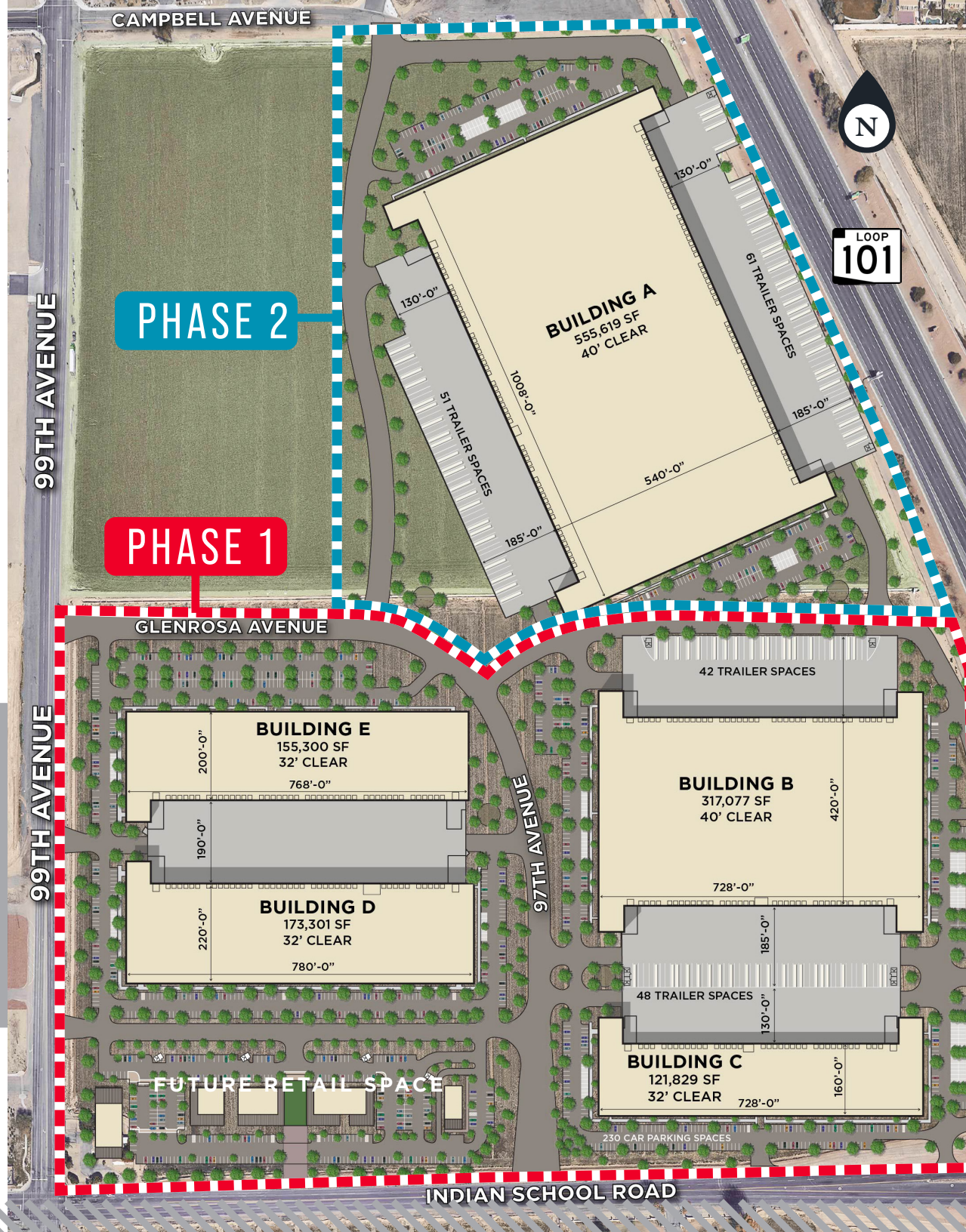
87 ACRES

121,829 SF - 555,619 SF

5 BUILDINGS

32'-40'
CLEAR HEIGHTS

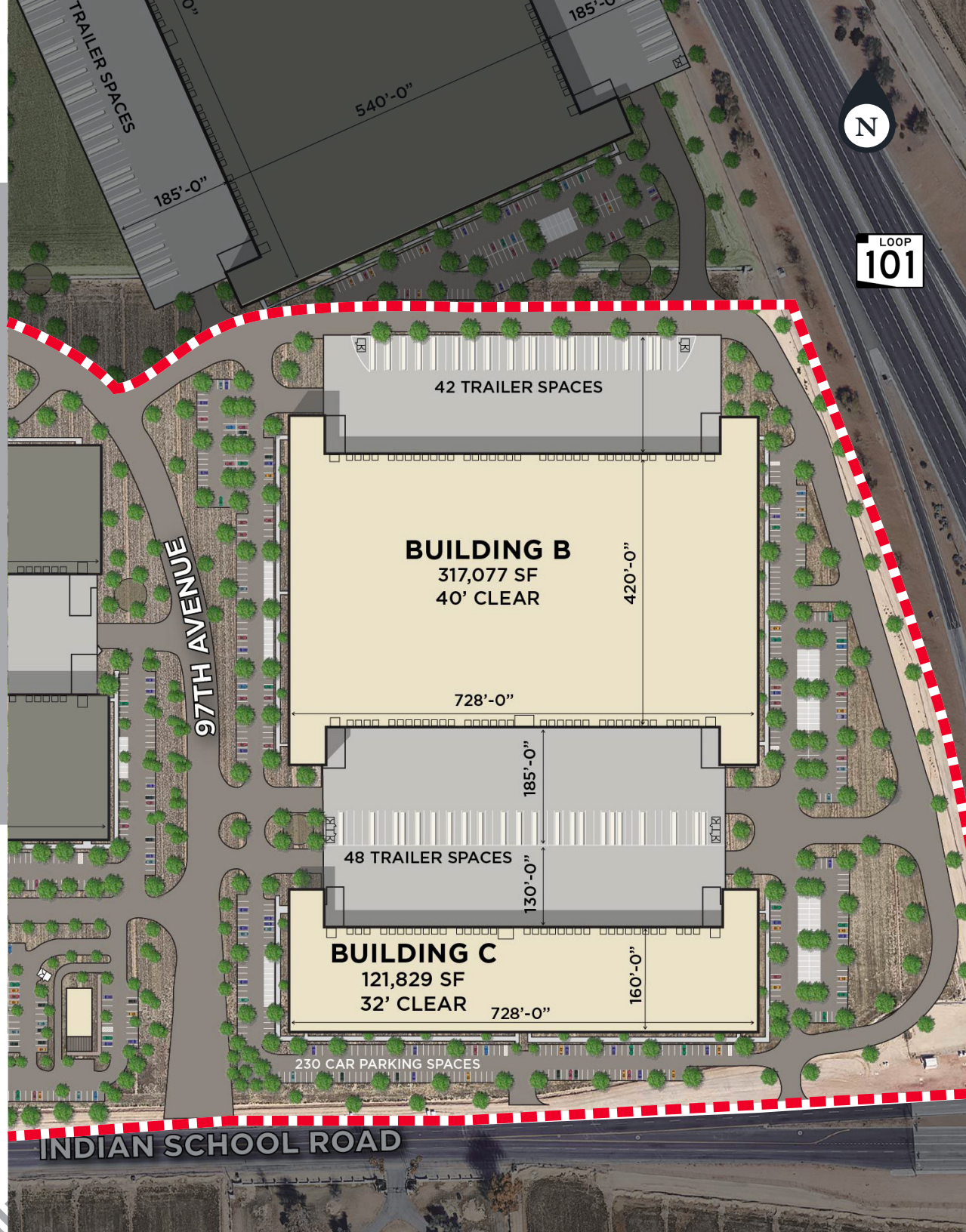
- 5 POINTS OF INGRESS/EGRESS
- TENANT AMENITY AREAS
- EV CHARGING STATIONS
- GATED & SECURED TRUCK COURTS
- 101 FREEWAY FRONTAGE
- EXCESS TRAILER PARKING
- TWO PHASE PROJECT



PHASE 1 BUILDING B+C

BUILDING SIZE: 317,077 SF
CLEAR HEIGHT: 40'
TRAILER SPACES: 90
DOCK HIGH DOORS: 71
GRADE LEVEL DOORS: 4
DIMENSIONS: 728' X 420'
TRUCK COURTS: 185'
CAR PARKING: 294

BUILDING SIZE: 121,829 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 35
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
TRUCK COURT: 130'
CAR PARKING: 230



PHASE 1 BUILDING D+E

BUILDING SIZE: 173,301 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 40
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
SHARED TRUCK COURT: 190'

BUILDING SIZE: 155,300 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 43
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
SHARED TRUCK COURT: 190'
CAR PARKING: 241



99TH AVENUE

GLENROSA AVENUE

BUILDING E

155,300 SF
32' CLEAR

768'-0"

200'-0"

190'-0"

BUILDING D

173,301 SF
32' CLEAR

780'-0"

220'-0"

97TH AVENUE

INDIAN SCHOOL

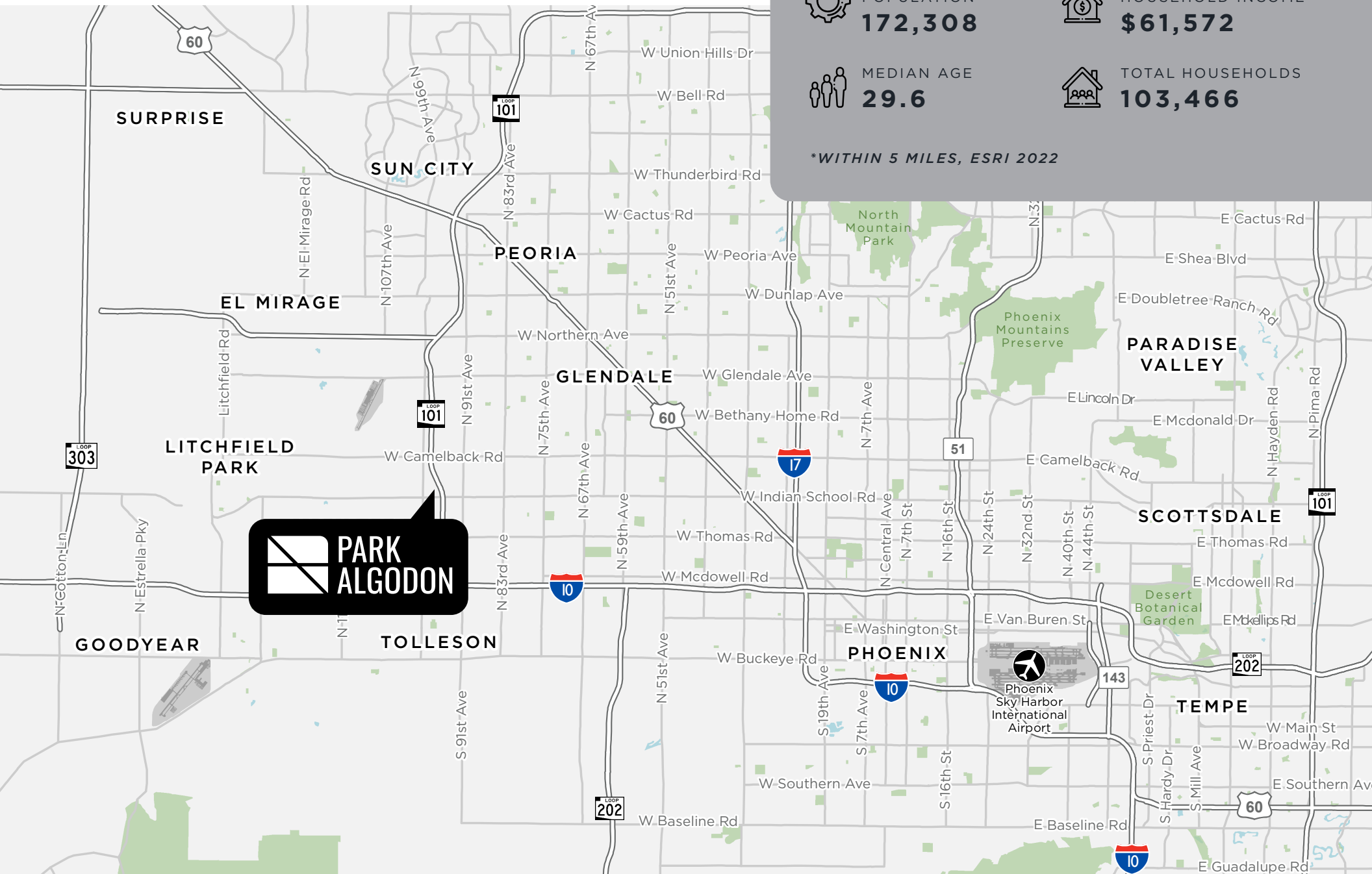


PHASE 2 BUILDING A

BUILDING SIZE: 555,619 SF
CLEAR HEIGHT: 40'
TRAILER SPACES: 112
DOCK HIGH DOORS: 104
GRADE LEVEL DOORS: 4
DIMENSIONS: 540' X 1008'
TRUCK COURTS: 185'
CAR PARKING: 355



SITE LOCATION



TOTAL WORKFORCE
POPULATION
172,308



MEDIAN
HOUSEHOLD INCOME
\$61,572



MEDIAN AGE
29.6



TOTAL HOUSEHOLDS
103,466

**WITHIN 5 MILES, ESRI 2022*

**PARK
ALGODON**

PHOENIX OVERVIEW

DEMOGRAPHICS

The population of Greater Phoenix is 5.0 million and is expected to grow to nearly 6.4 million (a 25% increase) in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.1 - two years younger than the national average. The population boasts comparatively high-earnings, with an average household income of over \$62,609. This is 6% above the national median average household income, which stands at \$59,039.

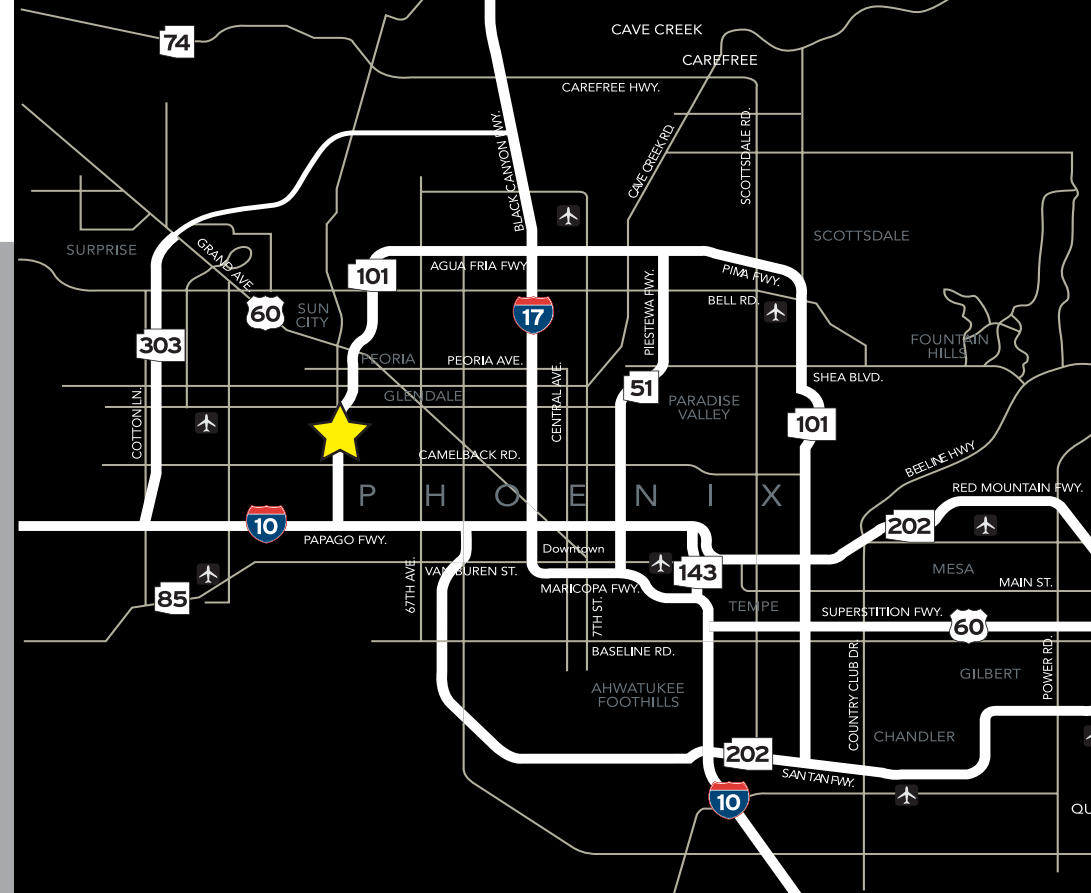
EMPLOYMENT/ECONOMY

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than two million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well.

A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

“CALIFORNIA EFFECT” BOLSTERS PHOENIX MARKET

The L.A. County and Inland Empire industrial markets combine to be the largest industrial market in the U.S. at 1.1 BSF and 594 MSF, respectively. These California markets are 1.1% and 0.7% vacant and virtually out of any available space. The extreme low vacancy rates have pushed rental rates to record levels which has helped drive tenants into the Arizona market. In addition to the cost and difficulty of finding quality space, the regulatory and general business environment in California has driven many tenants to more business friendly states, such as Arizona.



LOCATION HIGHLIGHTS



Proximity to Phoenix Sky Harbor International Airport, Arizona State University, and abundant amenities.



Less than six hours to the Ports of Long Beach and Los Angeles. San Diego, Las Vegas, Tucson, Albuquerque, El Paso, and the Mariposa Point of Entry are all within a one-day truck drive.



Shipping costs from Greater Phoenix to California are up to 75% lower than other Mountain West markets.

SURROUNDING TENANTS



202

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

AK-CHIN PAVILION

**ACERO ALGODON
APARTMENTS**

10

91ST AVENUE

Banner Health

SOUTH MOUNTAIN PARK

PHOENIX EVENTS & ENTERTAINMENT COMPLEX

101

ALGODON MEDICAL
OFFICE PARK

WEST MEC

FEAR FARM RC RACEWAY

LENNAR

99TH AVENUE

3.3 MILES TO WESTGATE
ENTERTAINMENT DISTRICT

2.7 MILES TO

10

MCDOWELL ROAD

THOMAS ROAD

101 FRONTAGE

**PARK
ALGODON**

RESIDENTIAL

**taylor
morrison.**
HOME FUNDING

**ALTA 99TH
APARTMENTS**

101

CAMPBELL AVENUE



MAJOR OCCUPIERS NEARBY





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