

SHEELY

— COMMERCE CENTER —

LOOP 101 & THOMAS RD
PHOENIX, AZ



CBRE



MASTER PLANNED CLASS A INDUSTRIAL PARK AVAILABLE FOR LEASE & BTS

PROJECT OVERVIEW



Class A Industrial Park with building sizes ranging from $\pm 26,000$ SF to $\pm 410,500$ SF



Excellent highway accessibility to Loop 101 & I-10 Freeways



Freeway frontage along Loop 101 for maximum visibility



Minutes away from abundant retail, dining, and entertainment amenities



BTS opportunities



Zoned PUD, City of Phoenix

PROPERTY FEATURES

DIVISIBILITY: $\pm 30,000$ SF

LOADING: Dock high & grade level

POWER: Up to 8,000 amps (SRP)

SPRINKLERS: ESFR

CLEAR HEIGHT: $\pm 28'$ - $40'$

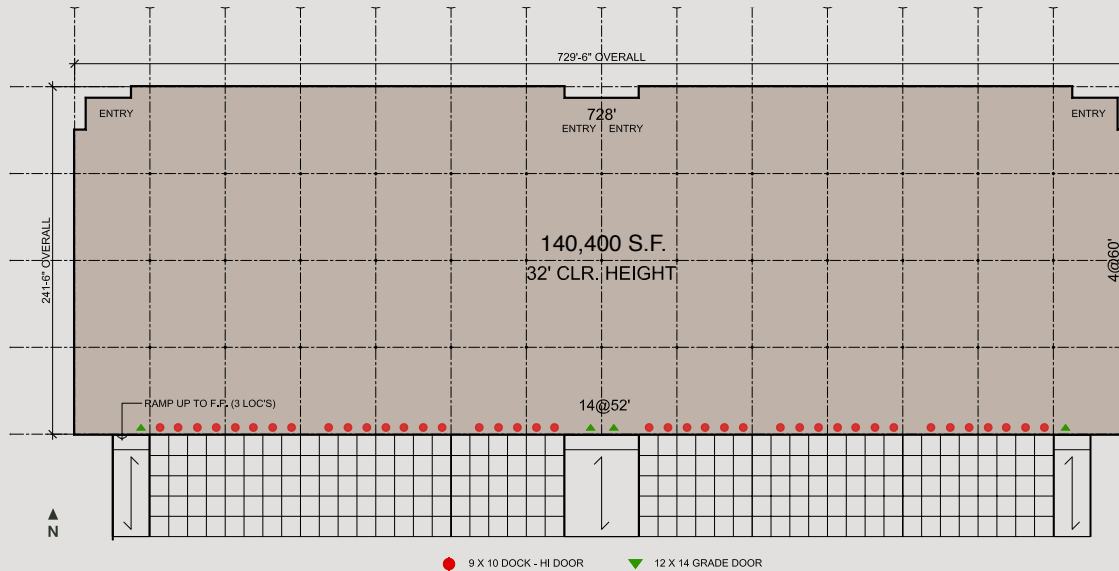
PARKING: Ample Parking

TRUCK COURTS: Gated & Secured, Concrete



PHASE I

BUILDING 5



SIZE: ±140,400 SF

DIVISIBILITY: ±50,000 SF

CLEAR HEIGHT: ±32'

PARKING RATIO: 1.1/1000

COLUMN SPACING: 52' X 60'

DOCKS: 40

GRADE LEVEL: 4

BUILDING DIMENSIONS: 240' X 728'

BUILDING 6

SIZE: ±162,240 SF

DIVISIBILITY: ±30,000 SF

CLEAR HEIGHT: ±32'

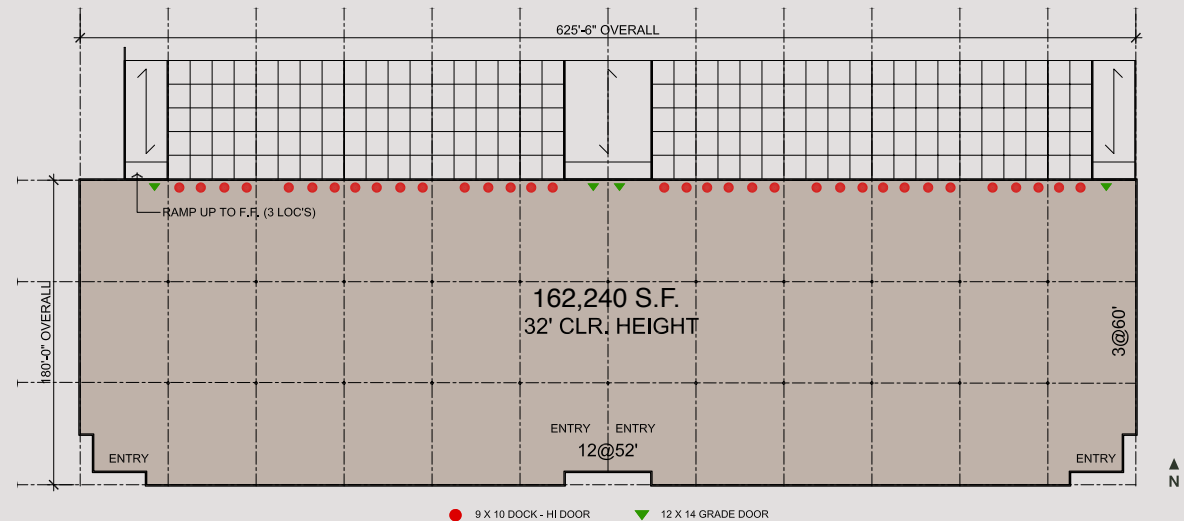
PARKING RATIO: 2.6/1000

COLUMN SPACING: 52' X 60'

DOCKS: 34

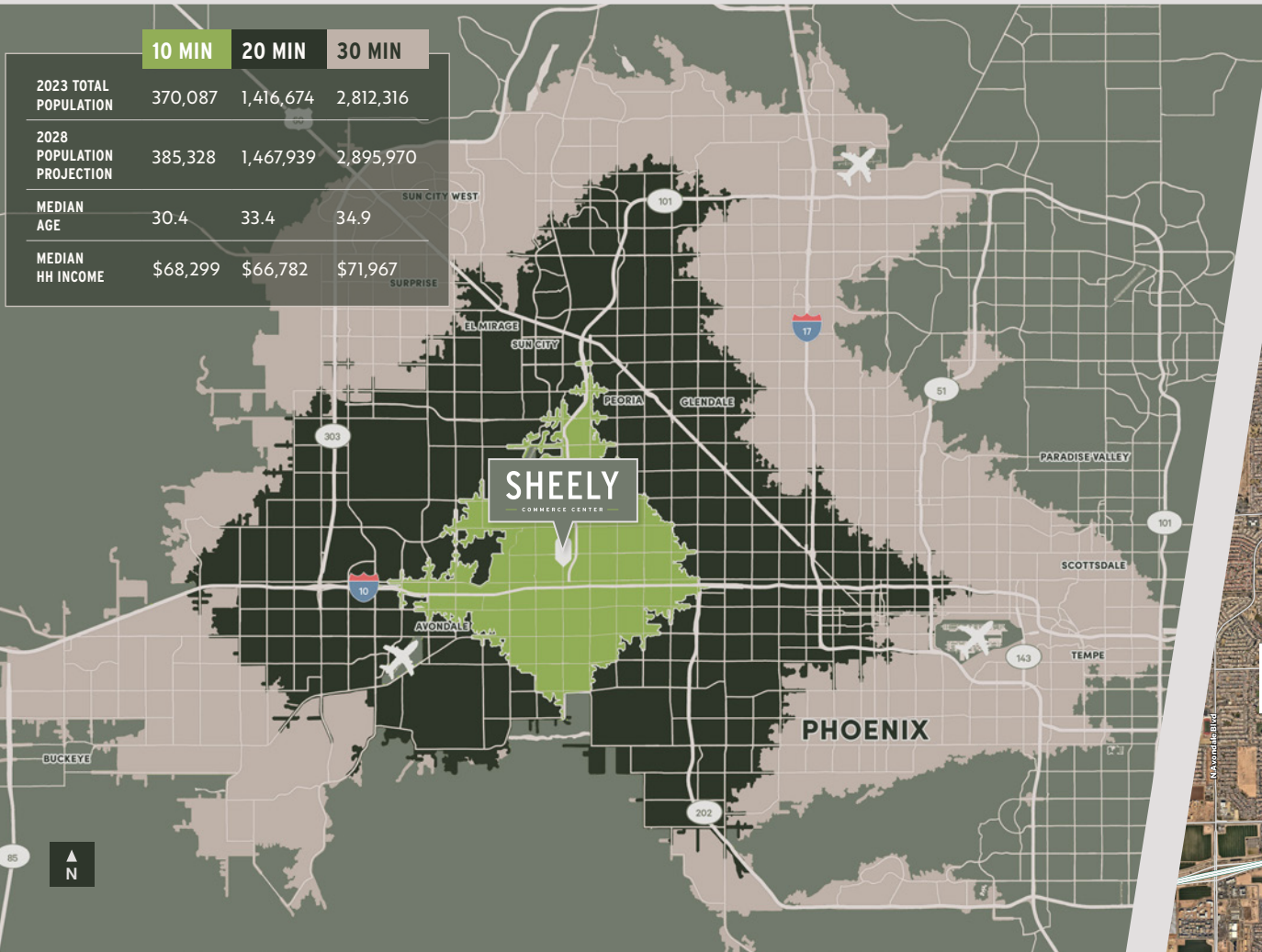
GRADE LEVEL: 4

BUILDING DIMENSIONS: 180' X 624'



MAKE READY IMPROVEMENTS:

- SPEC OFFICE SUITES
- LED LIGHTING
- 100% HVAC
- GATED & SECURED CONCRETE TRUCK COURTS



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