

**READY FOR OCCUPANCY**

6701

Jones Lang LaSalle Americas, Inc. License #: CO508577000

**±215,419 SF available**

6701 North Logistics Way  
Glendale, Arizona

**303**

LOGISTICS  
PHASE TWO

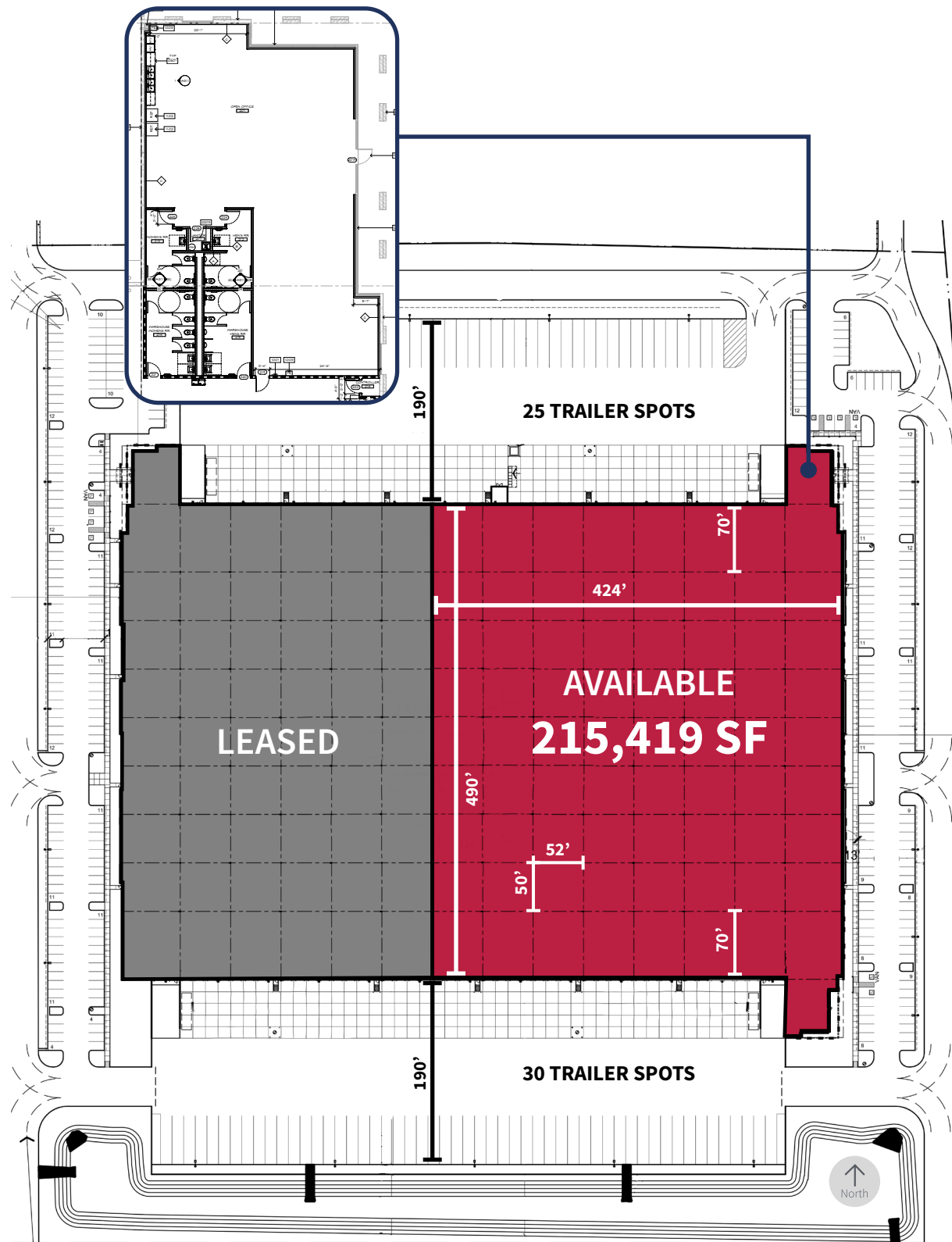


# PROPERTY FEATURES

- 377,028 SF cross dock building on a 26.2 acre site
- 215,419 SF available
- 490' x 744' building dimensions
- 36' clear height
- 52' x 50' column spacing
- 190' concrete truck courts
- 44 dock high doors
- 2 14' x 14' grade level doors
- 55 trailer parking spaces (expandable)
- 148 auto parking spaces
- ESFR sprinkler system
- Fully gated / secure truck court
- Clerestory windows
- Panelized roof system with R-30 batt insulation
- White scrim under roof deck
- R-11 wall insulation
- Power (APS): 800 amps; 277/480v, 3 phase existing. Additional 3,000 amps available if needed (switch gear and distribution panels already procured)
- Water/Sewer: EPCOR

# MAKE READY IMPROVEMENTS

- ✓ ± 4,000 SF spec office
- ✓ R-11 wall insulation system at 10' to roof deck
- ✓ (10) 40k lb capacity pit levelers with locks and lights
- ✓ LED warehouse lighting at 30 foot candles on 15' whips with motion sensors
- ✓ Full warehouse HVAC system



# PROJECT OVERVIEW

- 4 building Industrial park
- 1.3 million square feet total
- On-site retail amenities
- Phase I - leased
- Phase II - delivered
- Phase III - planned
- Loop 303 frontage
- Approximately 5 miles from I-10

# AREA DEMOGRAPHICS

## 30 minute drive time

Population: **1,347,515**  
 Households: **450,421**  
 Families: **326,314**  
 Average Size: **3.45**  
 Median Age: **34.4**  
 Median Household Income: **\$60,194**  
 Average Household Income: **\$78,669**

## Trends, 5 year projected growth

Population: **8.1%**  
 Households: **7.8%**  
 Families: **7.8%**  
 Median Household Income: **9.6%**

## Foreign trade zone (capable)

- 72% reduction in real property tax
- 72% reduction in personal property (equipment) tax
- Duty Deferral
- Duty Elimination
- Reduced customs reporting entries

## Education

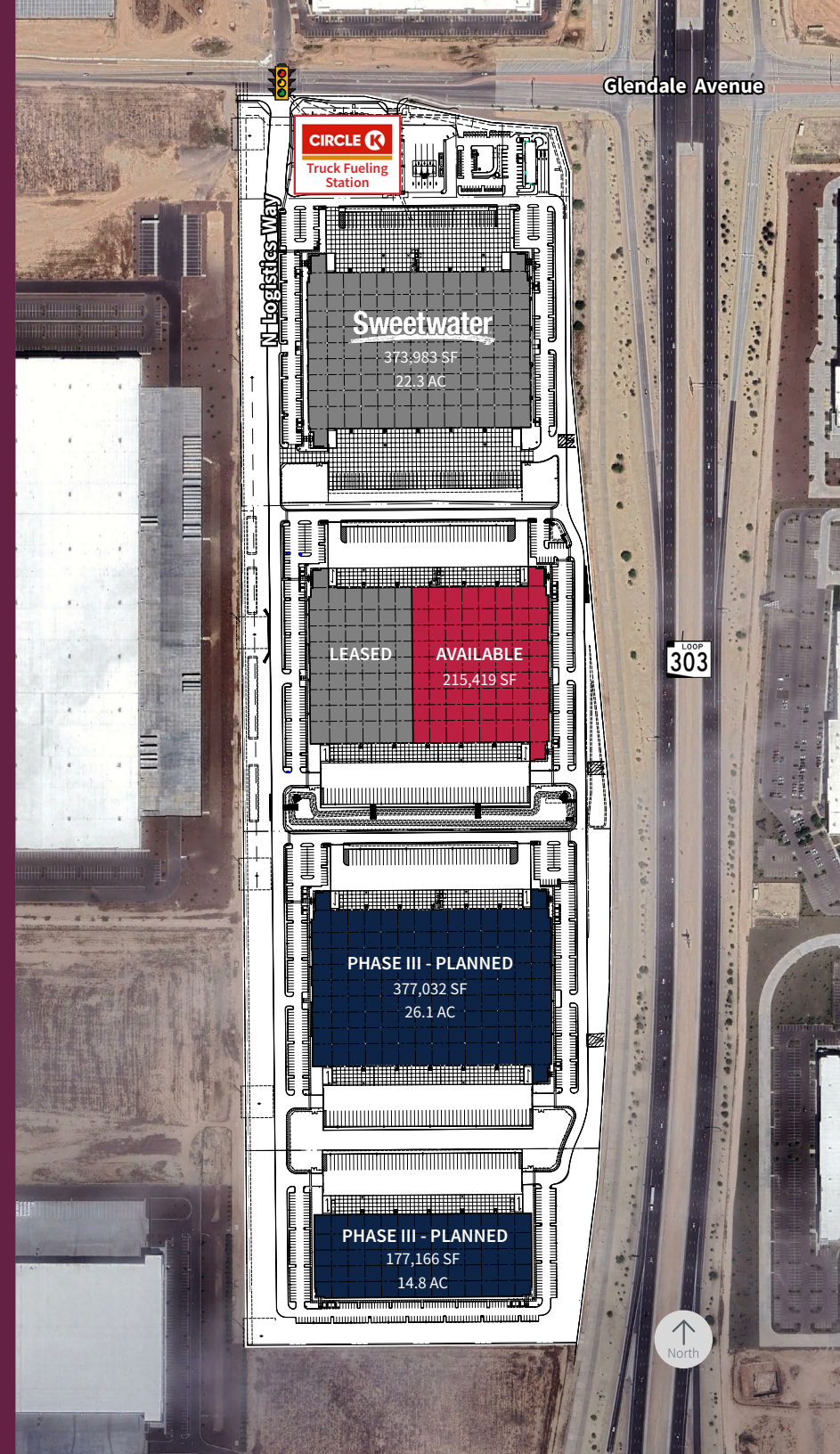


College-Educated: **31.6%**  
 Associate Degree: **9.0%**  
 Bachelor Degree: **14.7%**  
 Graduate Degree: **7.9%**

## Workforce



**12.8%** Management, business, science and arts occupations  
**10.6%** Sales and office occupations  
**18.6%** Service occupations  
**13.1%** Production, transportation & material moving occupations





# 303

## LOGISTICS PHASE TWO

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Glendale, Arizona

### The West Valley, Arizona

- **1.6 million** people live in the West Valley
- **\$62,775** is the average annual income for households in the West Valley
- **62%** of the West Valley population is workforce age
- **69%** of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County
- **28%** of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here
- **Top Employers include:** Banner Health, Luke Air Force Base, Amazon, PetSmart, Swift, FedEx

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