

SITE FEATURES

- ±10 acres
- Dimensions:
638' x 713'
- Parcel number:
105-38-009D
- Current zoning:
A-2
- Located in the Sky Harbor Phoenix Submarket



PHOENIX 5TH LARGEST CITY IN US

10th largest metropolitan area with 5 million residents.

1,450,000 — Workforce population within 45-minute commute

PRIME INFILL & LAST MILE LOCATION

located within minutes of multiple major freeways providing access to the Phoenix Metro Area.

RANKED #2

Arizona is nationally ranked at #2 as a top state for workforce quality and availability, and #1 in higher education degree opportunities.

CORPORATE NEIGHBORS



DOWNTOWN PHOENIX



NEW AGE PACKAGING

Capital SHEET METAL

CIS Center for Internet Security
ATD AMERICAN TIRE DISTRIBUTORS

SUN VALLEY MANUFACTURING
Amarr ENTRE-MATIC

NASH POWERSPORTS

Heckler ISN EXPECT GROWTH
AMERICAN OLEAN

Crate&Barrel HERITAGE

FERGUSON WATERWORKS

IDI DISTRIBUTORS

Southwest Laundry Equipment
STP PERFORMANCE COATING

Reliant DRY ICE

arizona artificial lawns

ADVANCE INTERNATIONAL INC.

LOWER BUCKEYE RD

TNT FLOORING
DAIKIN

WOODWORK

TWG

WESTERN STATES METAL ROOFING

15TH AVE

15TH AVENUE & LOWER BUCKEYE ROAD

CP DISTRIBUTORS

WESTERN SERVICES
Sigma alimentos

BLUE STAR GAS

RWC GROUP

SAV-ON

CTDI

PHOENIX Windows & Doors

Sealco

7TH AVE

CACTUS BINDERY

S CENTRAL AVE.

ABOUT PHOENIX



CLOSE PROXIMITY

TO PHOENIX SKY HARBOR INTERNATIONAL AIRPORT, ARIZONA STATE UNIVERSITY, AND ABUNDANT AMENITIES.



6 FREEWAY

ACCESS ROUTES NEARBY.



1,450,000

WORKFORCE POPULATION WITHIN 45-MINUTE COMMUTE.



<SIX HOURS

FROM THE PORTS OF LOS ANGELES AND LONG BEACH.



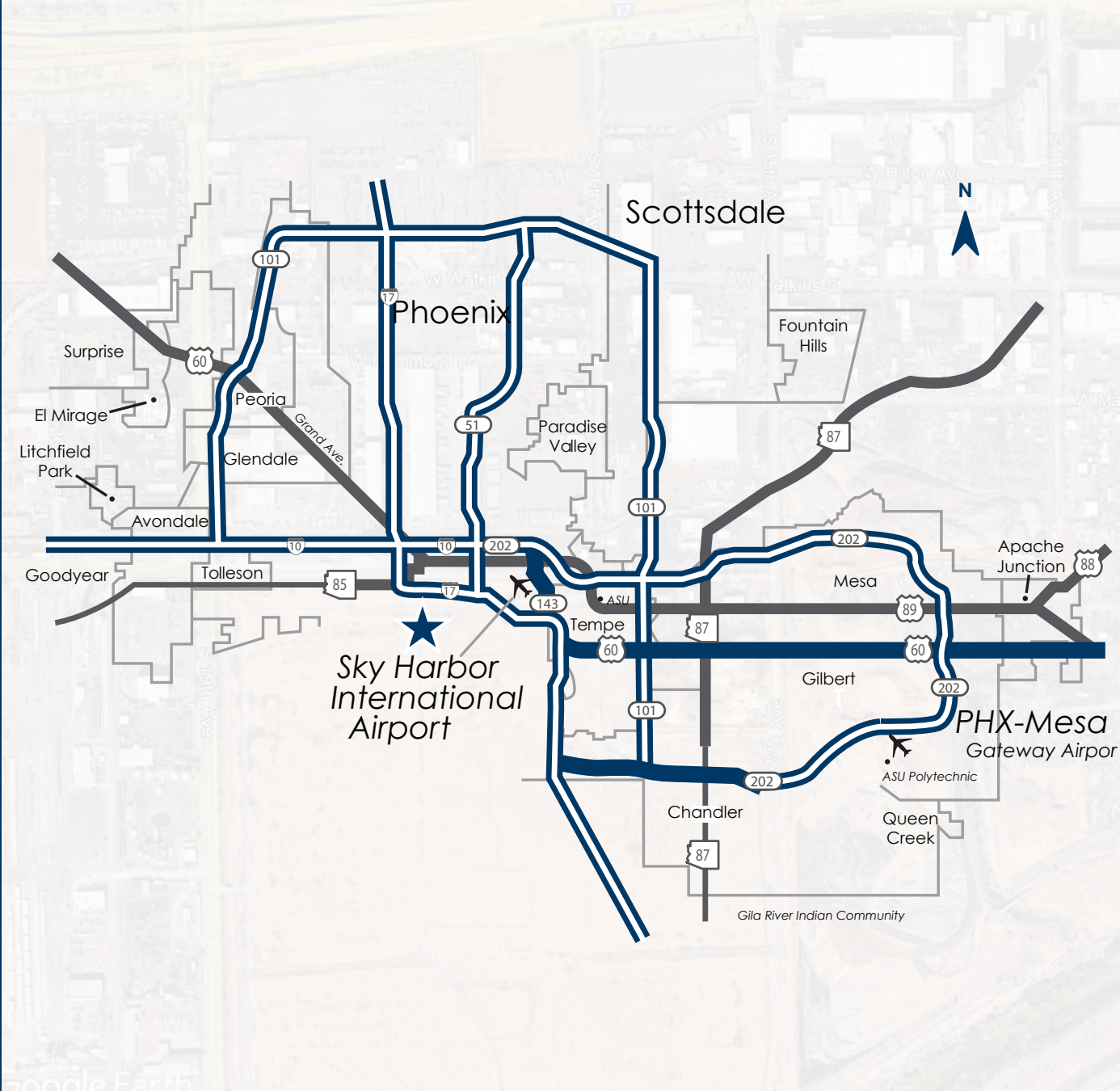
1-DAY TRUCK

TURNAROUND FROM PORTS IN CALIFORNIA AND MEXICO.



SHIPPING COSTS

FROM GREATER PHOENIX TO CALIFORNIA ARE UP TO 75% LOWER THAN OTHER MOUNTAIN WEST MARKETS.



MIKE HAENEL

Executive Vice Chair
602.224.4404
mike.haenel@cushwake.com

ANDY MARKHAM, SIOR

Executive Vice Chair
602.224.4408
andy.markham@cushwake.com

PHIL HAENEL

Executive Vice Chair
602.224.4409
phil.haenel@cushwake.com

