



**1.1 MILLION
SF SPECULATIVE
BUILDING
AVAILABLE**

**NOW UNDER
CONSTRUCTION**

PHOENIX, AZ



 **IRWIN G. PASTERNAK** **PIA, P.C.**
ARCHITECTURE — PLANNING — LANDSCAPE — INTERIORS



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THE IDEAL FIT FOR CORPORATE NEEDS

TEN is a 215-acre mixed-use development with state-of-the-art build-to-suit solutions scalable to two million square feet.

The park can support a combination of cross-dock and single-load warehouse distribution buildings while also supporting full-service retail.

Located immediately alongside Interstate 10, off the 83rd Avenue and Interstate 10 full diamond interchange, TEN offers superior freeway visibility and immediate freeway access.



**VISIBLE TO 190,000
VEHICLES PER DAY**



**FOREIGN TRADE
ZONE CAPABLE**



**ACCESS TO 1.5 MILLION
EMPLOYEES**



**AT THE CENTER OF
CORPORATE AMERICA**



OPPORTUNITY ZONE

- Capital gains tax incentives for investing in opportunity zone
- Temporary deferral for capital gains reinvested
- Step-up in basis up to 15%
- Permanent exclusion from taxable income of capital gains



**Learn more about
Opportunity Zones**

1.1 MILLION SQUARE FOOT SPECULATIVE BUILDING

8181 W ROOSEVELT STREET, PHOENIX, ARIZONA

BUILDING INFORMATION

- County: Maricopa County
- Site area: 58.4 acre site
- Building size: 1,100,000 SF

SITE AND CONSTRUCTION SPECS

- Construction: Tilt-up concrete, site-cast
- Configuration: Cross-dock
- Building dimensions: 550'D x 2000'W
- Bay size: 50' x 56' Typical
- Floor slab: 7" Reinforced – Sealed

- Office size: 2,000 SF speculative office
- Parking: 481 auto parking stalls
- Trailer parking: Up to 430 trailer stalls
- Dock doors: (175) 9' x 10' – Insulated
- Drive-in doors: (4) 16' x 16' and (3) 10' x 14'
- Speed bay size: 60' Loading
- Power: (2) 3600 amp service sections, 277/480 volt, 3 phase, SRP
- Fire Protection: ESFR – K-25 heads
- Roof: R30 single ply 45 mil membrane



SEPTEMBER
2018 DELIVERY



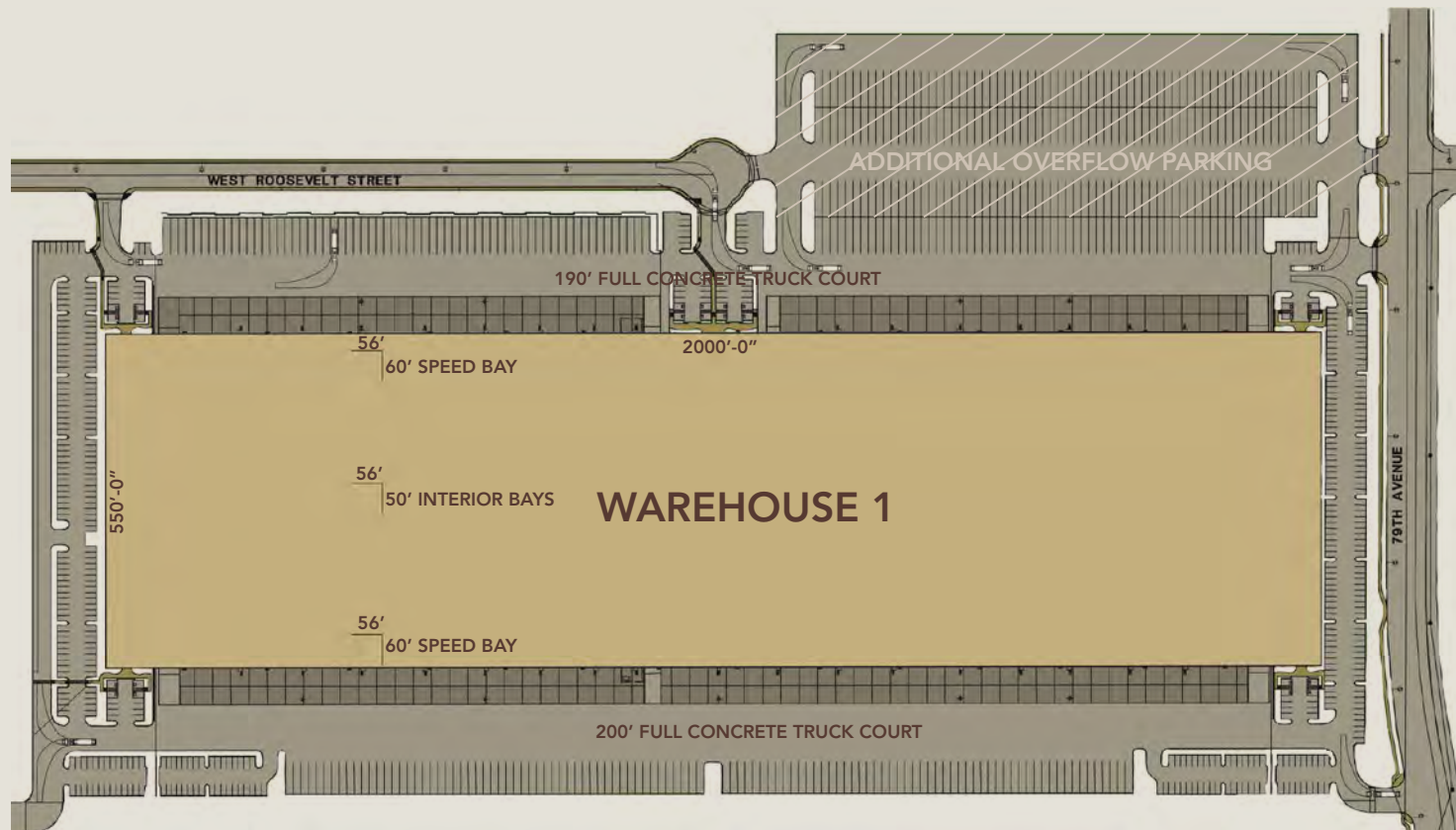
550' BUILDING
DEPTH



40' CLEAR
HEIGHT



190' AND 200'
FULL CONCRETE
TRUCK COURTS





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