



Hatcher

INDUSTRIAL PARK
GLENDALE, AZ



RAIL CAPABLE

Building 1: **386,958 SF**
15151 W. Hatcher Road

Building 2: **519,167 SF**
15101 W. Hatcher Road



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IMMEDIATE CORPORATE NEIGHBORS



Photo by David Schacher Photography, LLC

BUILDING 1

386,958
SQUARE FEET

4
INSULATED
GRADE LEVEL
DOORS

66
INSULATED
DOCK
DOORS

17
DOCK HIGH
DOORS
W/ 40K LB
PIT LEVELERS,
Z-GUARDS &
BUMPERS

226
CAR
PARKING

81
TRAILER
PARKING

- ± 3,498 SF SPEC OFFICE
- LED WAREHOUSE LIGHTING
- FULL WAREHOUSE HVAC
- WMP-10 BATT INSULATION SYSTEM AT 10' TO DECK

BOTH BUILDINGS

- 40' clear height
- 50' x 56' column spacing with 60' speed bays
- Floor slab: 7" thick, 4000 psi reinforced
- Clerestory windows
- Roof: 60mil TPO, R30, 20-year warranty
- ESFR sprinklers with K-25 heads
- Five (5) EV charging stations per building
- Power: Two (2) 3,000A, 480/277v (APS)
- Option available to combine both buildings for a total ±1 million SF

BUILDING 2

519,167
SQUARE FEET

101
INSULATED
DOCK
DOORS

4
INSULATED
GRADE LEVEL
DOORS

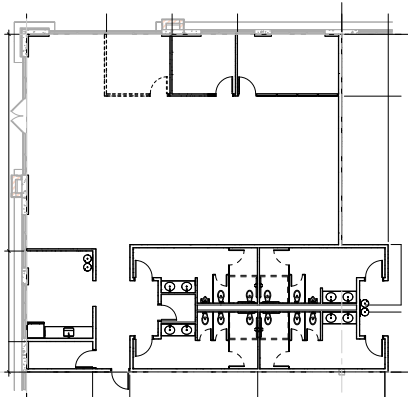
23
DOCK HIGH
DOORS
W/ 40K LB
PIT LEVELERS,
Z-GUARDS &
BUMPERS

119
TRAILER
PARKING

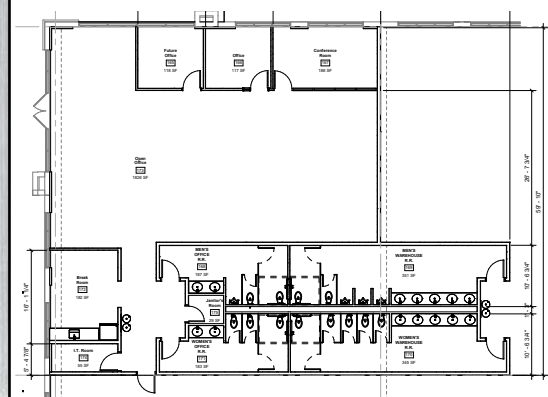
295
CAR
PARKING

- ± 3,831 SF SPEC OFFICE
- LED WAREHOUSE LIGHTING
- FULL WAREHOUSE HVAC
- WMP-10 BATT INSULATION SYSTEM AT 10' TO DECK

±3,498 SF spec office suite



±3,831 SF spec office suite



Ideally located in the heart of the Industrial Loop 303 corridor,

Hatcher Industrial Park sits along the BNSF railroad and provides a first-class opportunity for all of today's manufacturing, logistics, and supply chain needs.

- 5 minutes to Loop 303
- 10 minutes to Interstate 10
- BNSF Rail access

HATCHER ROAD

151ST AVENUE

BUILDING 1
386,958 SF

190'0"

471'8"

786'8"

190'0"

BUILDING 2
519,167 SF

190'0"

471'8"

1066'8"

185'0"

60'0"

STORMWATER
MANAGEMENT

BNSF RAIL ROAD

OLIVE AVENUE

N



ALL ABOUT Glendale



• Highly strategic location with accessibility via Loop 101, US 60, and Loop 303

• **1.9 million** people live within a **30-minute** commute to the City's geo hub



• Abundant top quality and skilled workforce with a median age of **33**



• Home to **6** colleges and universities; ASU West, Glendale Community College & Midwestern University

• Glendale's colleges and universities provide an economic impact of **\$771 million**



• **\$59,711** median household income



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