

**MOVE-IN READY**

# LATITUDE 303

LOGISTICS



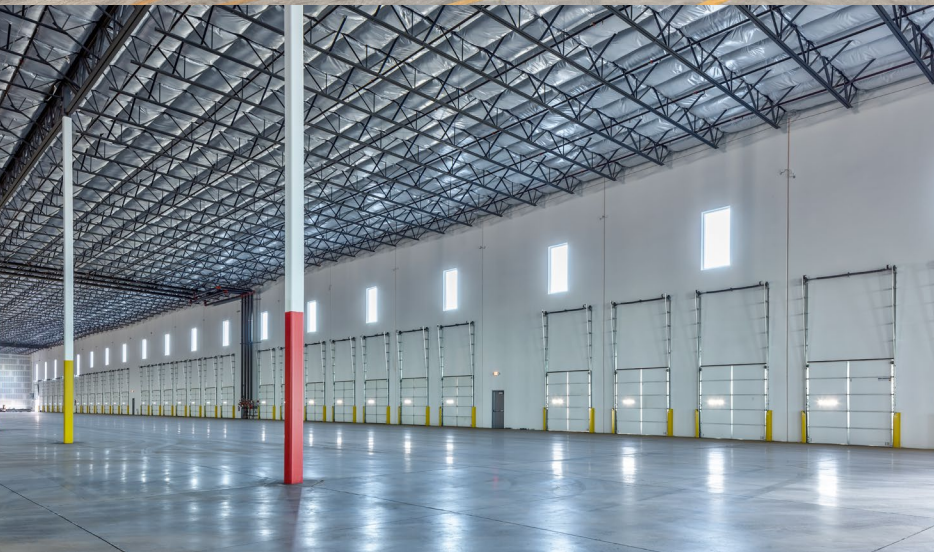
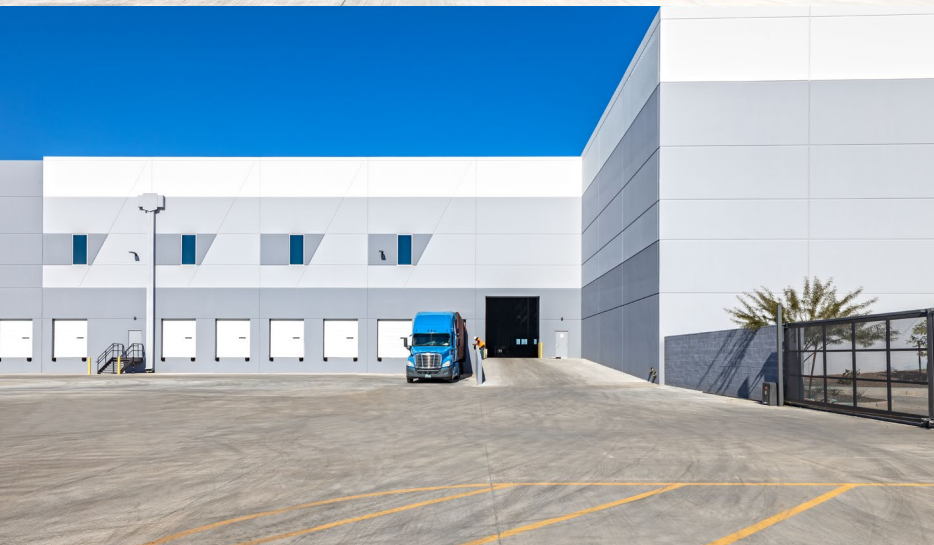
## Available for Lease

Building A: ±406,027 SF

Divisible to ±200k SF | 16451 W. Glendale Avenue, Glendale, AZ



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000



Latitude 303 Logistics presents a unique combination of direct access to the freeway and frontage along Loop 303 in Glendale, Arizona. Located on Glendale Avenue and Sarival Road, this prime location is ready for **immediate occupancy.**

### Property Overview

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- Located on the southeast corner of Loop 303 and Glendale Ave
- Make-ready improvements include: move-in ready 3,300 SF office, fully air conditioned warehouse, LED lighting and 35,000 pound capacity dock levelers
- Zoning: PAD
- Corporate neighbors include Lennox, Walmart, Sweetwater, Amazon, Mlily, Boeing, UPS, HD Supply, REI, Best Buy, Ball Corp, SubZero, Daimler, and more



## Building A

- ±406,027 SF available for lease
- Divisible to ±200,000 SF
- 40' clear height
- 283 auto parking spaces
- 72 trailer parking spaces
- 67 dock high doors (9' x 10')
- 2 ramp to grade doors (14' x 16')
- Fully secured and gated site
- 3,700 amps, 277/480V
- 56' x 50' column spacing
- 70' speed bay
- North/South dock doors
- 200' concrete truck courts
- R-38 insulated roof package
- 60 MIL TPO R38 insulation with 20-year warranty
- 7" reinforced slab, 4,000 PSI
- Clerestory windows
- NFPA 13 ESFR sprinklers
- Fiber optic data: Cox and Century Link

### Make-ready work includes:

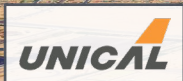
- ±3,300 SF spec office space
- HVAC warehouse with eighteen (14) 25-ton units
- LED lighting
- 22 mechanical dock levelers with 35k lb capacity



**This exceptional Class A development**

is strategically located in the most dynamic industrial corridor in the Valley, attracting world-renowned users looking to take advantage of Arizona's business-friendly environment. Enjoy unparalleled connectivity to major ports and multiple cities across the region, facilitated by the proximity to several freeways. Latitude 303 Logistics presents an outstanding opportunity for businesses to leverage the advantages of Maricopa County's booming industrial corridor.





Luke Airforce Base



Camelback Road



Bethany Home Road



Sarival Avenue



Glendale Avenue

±406,027 SF Available

±5 miles to 10



Glendale Avenue

303

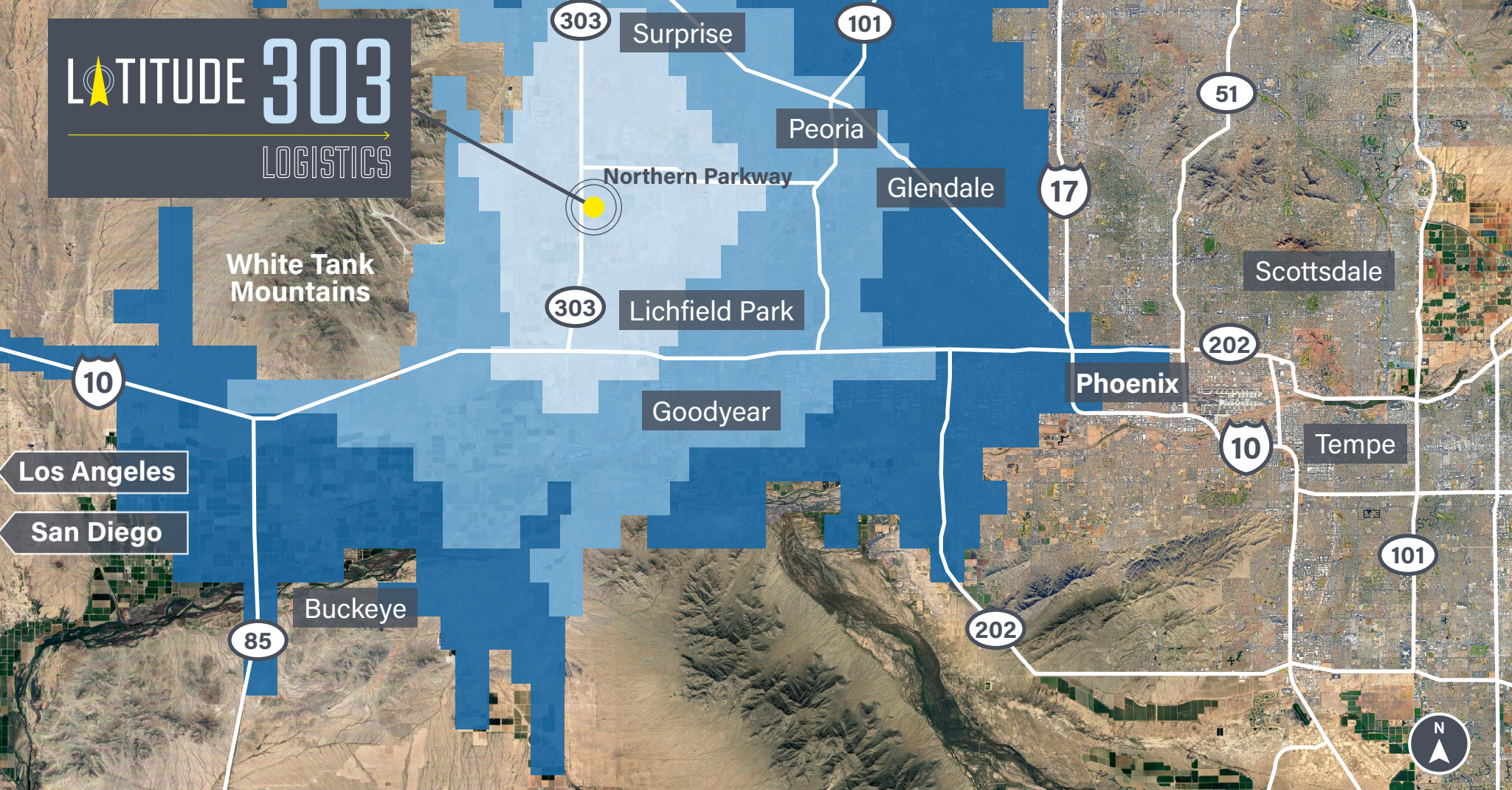


# LATITUDE 303

LOGISTICS



- 10 minute drive
- 20 minute drive
- 30 minute drive



Los Angeles

San Diego

Buckeye

White Tank Mountains

Surprise

Peoria

Glendale

Scottsdale

Phoenix

Tempe

Goodyear

Lichfield Park

Northern Parkway

# Area demographics (within a 30 minute drive)

## Key facts



**1,615,659**  
Total population



**756,183**  
Total labor force



**\$75,485**  
Median household income



**35.2**  
Median age

## Employment



**61%**  
White collar



**25%**  
Blue collar



**14%**  
Services



**4.0%**  
Unemployment rate

## Education



**28%**  
High school graduate



**33%**  
Some college



**26%**  
Bachelor's/grad/prof degree

## Industry concentration



**562**  
Transp./warehouse firms

**52,509**  
Transp./warehouse employees



**957**  
Manufacturing firms

**57,429**  
Manufacturing employees

## Retail amenities and services

**6,538**

Total retail businesses



**2,306**

Restaurants



**746**

Food stores



**600**

Banks



**685**

Auto dealers  
& gas stations

**11,196**

Total services businesses



**136**

Hotels &  
lodging



**641**

Movies &  
amusements



**2,762**

Health services



**742**

Ed./institutions/  
libraries



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