

SHEELY

— COMMERCE CENTER —

LOOP 101 & THOMAS RD
PHOENIX, AZ









CBRE



MASTER PLANNED CLASS A INDUSTRIAL PARK AVAILABLE FOR LEASE & BTS

PROJECT OVERVIEW

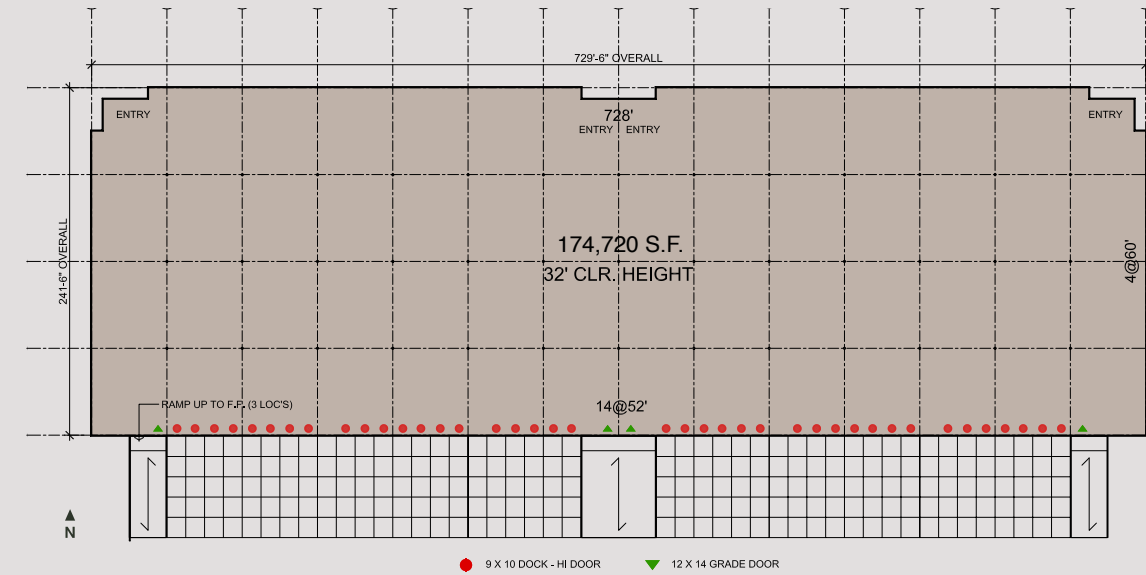
-  Class A Industrial Park with building sizes ranging from ±26,000 SF to ±404,040 SF
-  Excellent highway accessibility to Loop 101 & I-10 Freeways
-  Freeway frontage along Loop 101 for maximum visibility
-  Minutes away from abundant retail, dining, and entertainment amenities
-  BTS opportunities
-  Zoned PUD, City of Phoenix

PROPERTY FEATURES

- DIVISIBILITY:** ±30,000 SF
- LOADING:** Dock high & grade level
- POWER:** Up to 8,000 amps (SRP)
- SPRINKLERS:** ESFR
- CLEAR HEIGHT:** ±28'- 40'
- PARKING:** Ample Parking
- TRUCK COURTS:** Gated & Secured, Concrete



PHASE I • GROUNDBREAKING 2025 • ESTIMATED COMPLETION 1Q26

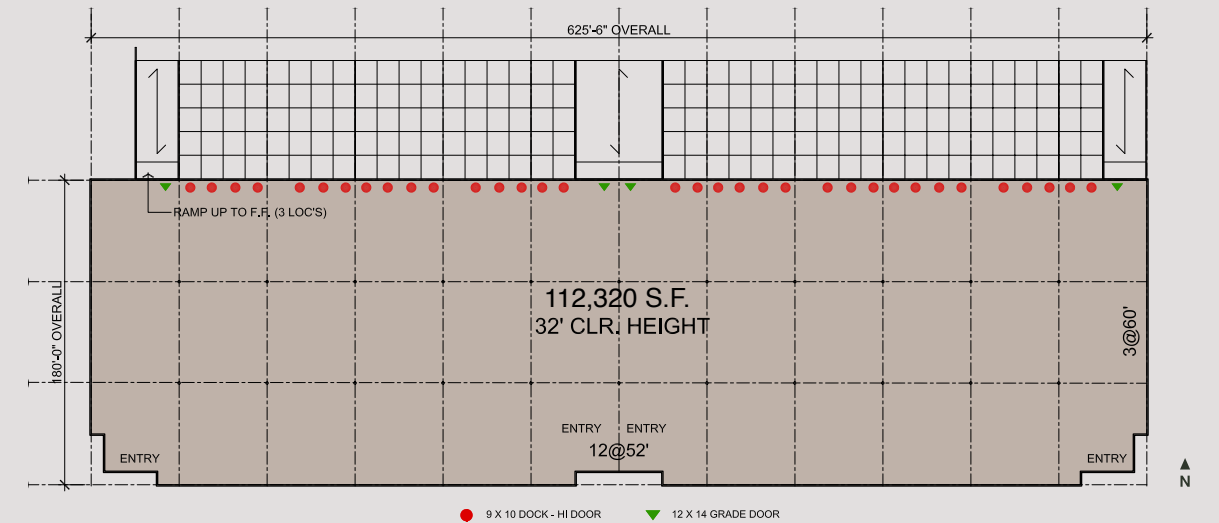


BUILDING 5

- SIZE:** ±174,720 SF
- DIVISIBILITY:** ±50,000 SF
- CLEAR HEIGHT:** ±32'
- PARKING RATIO:** 1.1/1000
- COLUMN SPACING:** 52' X 60'
- DOCKS:** 40
- GRADE LEVEL:** 4
- BUILDING DIMENSIONS:** 240' X 728'

BUILDING 6

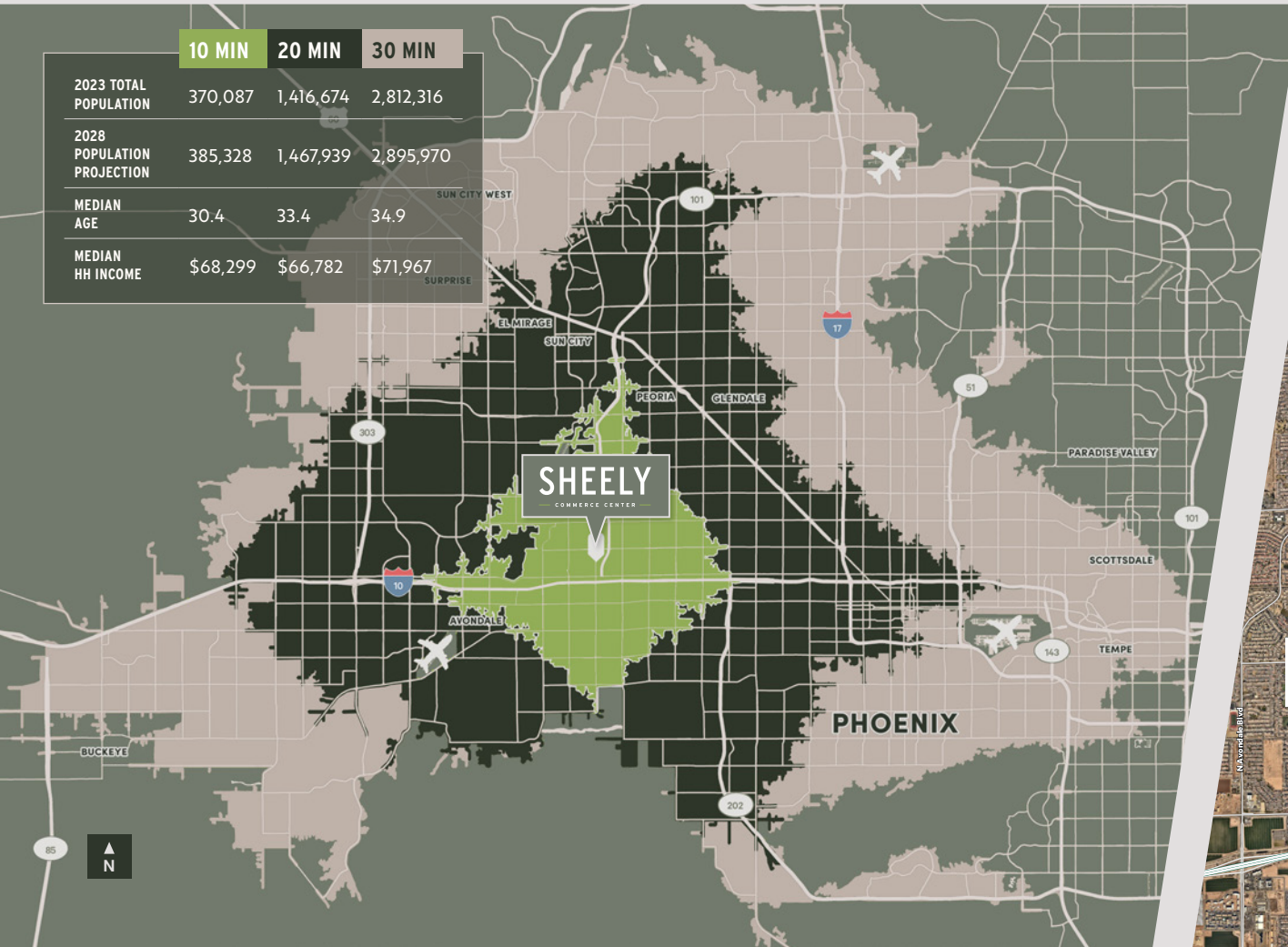
- SIZE:** ±112,320 SF
- DIVISIBILITY:** ±30,000 SF
- CLEAR HEIGHT:** ±32'
- PARKING RATIO:** 2.6/1000
- COLUMN SPACING:** 52' X 60'
- DOCKS:** 34
- GRADE LEVEL:** 4
- BUILDING DIMENSIONS:** 180' X 624'



MAKE READY IMPROVEMENTS:

- SPEC OFFICE SUITES
- 100% HVAC
- LED LIGHTING
- GATED & SECURED CONCRETE TRUCK COURTS

	10 MIN	20 MIN	30 MIN
2023 TOTAL POPULATION	370,087	1,416,674	2,812,316
2028 POPULATION PROJECTION	385,328	1,467,939	2,895,970
MEDIAN AGE	30.4	33.4	34.9
MEDIAN HH INCOME	\$68,299	\$66,782	\$71,967



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