



**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# OLIVE LOGISTICS CENTER

GLENDALE, AZ

Building 1: 17210 West Olive Avenue

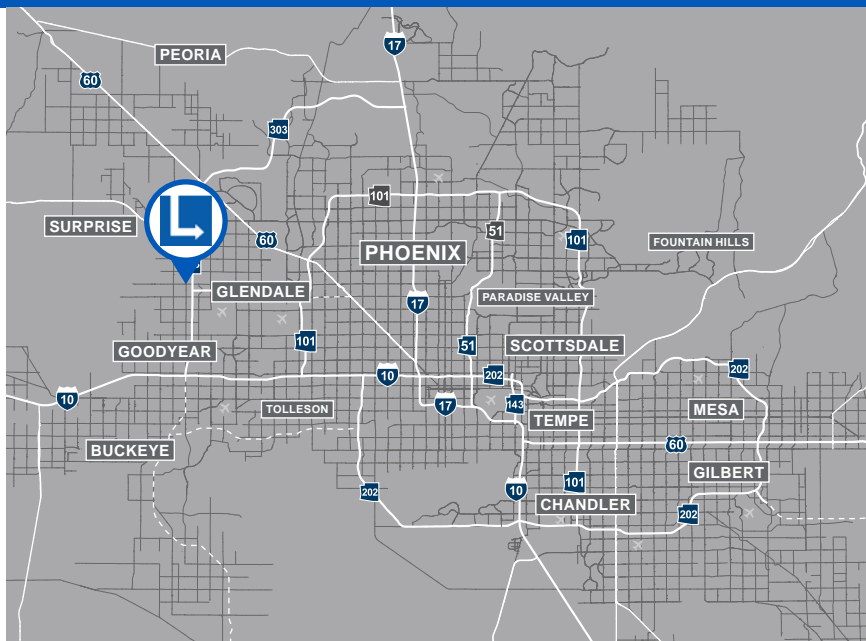
Building 2: 17240 West Olive Avenue



**1,032,079 SF INDUSTRIAL SPEC DEVELOPMENT | DELIVERING Q1 2025**

## LOCATION AND ECONOMIC SIGNIFICANCE

- 1,032,079 SF two building development
- Pre-registered LEED Gold
- 2 signalized intersections at 173rd & Cotton Lane
- Quick access to multiple interchanges on the 303 for ease of ingress/egress
- Full concrete secured truck courts
- 25 minutes from Phoenix Sky Harbor International Airport
- Median home price is \$229,579
- 1.7 million residents, 2.1 million by 2030
- 1-day truck turnaround from ports in California and Mexico
- Median age of residents is 35
- 5 hour drive-time to Southern California
- Average household income is \$75,556
- 8 hours from Mexico's Port of Guaymas
- 63% of West Valley residents are of workforce age



**Cushman & Wakefield**  
2555 E Camelback Rd  
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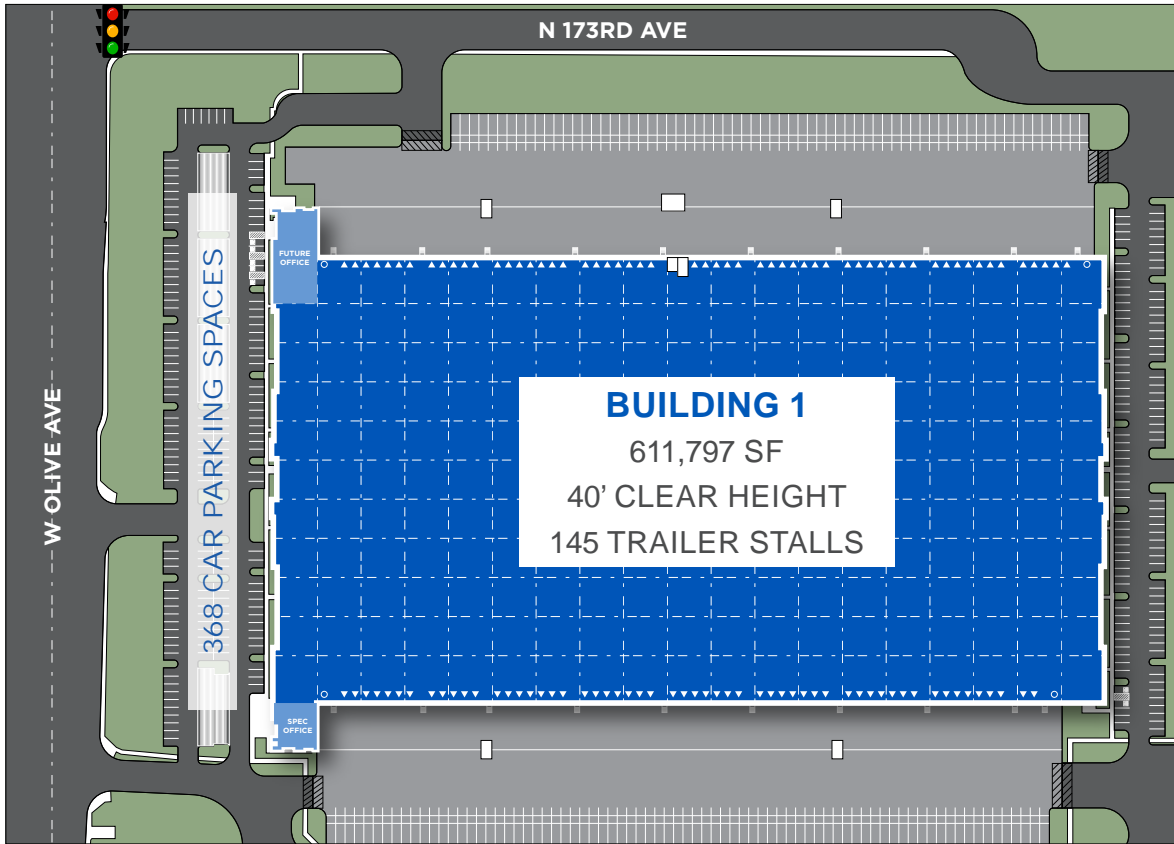
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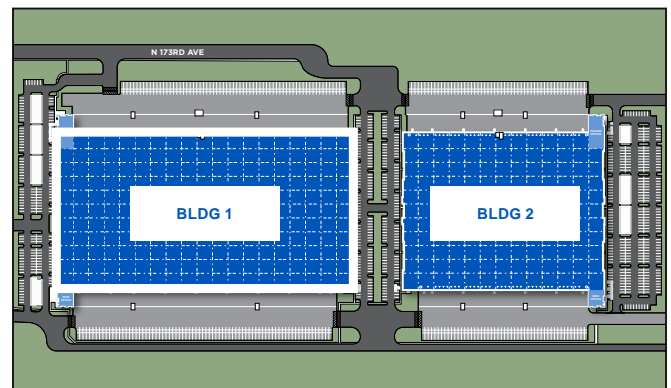


**BUILDING 1**  
611,797 SF  
40' CLEAR HEIGHT  
145 TRAILER STALLS

## BUILDING 1 SITE PLAN

### BUILDING 1

- Size: ±611,797 SF
- Office: ±3,300 SF
- Clear Height: 40'
- Column Spacing: 50' x 56'
- Building Dimensions: 1,064' X 570'
- Speed Bay Depth: 60'
- Truck Court Depth: 190'
- Dock High Doors: 113
- Grade Level Doors: 4
- Car Parking: 368
- Sprinklers: ESFR
- Ingress/Egress Points: 4
- Power: (2) 3,000 Amp Services

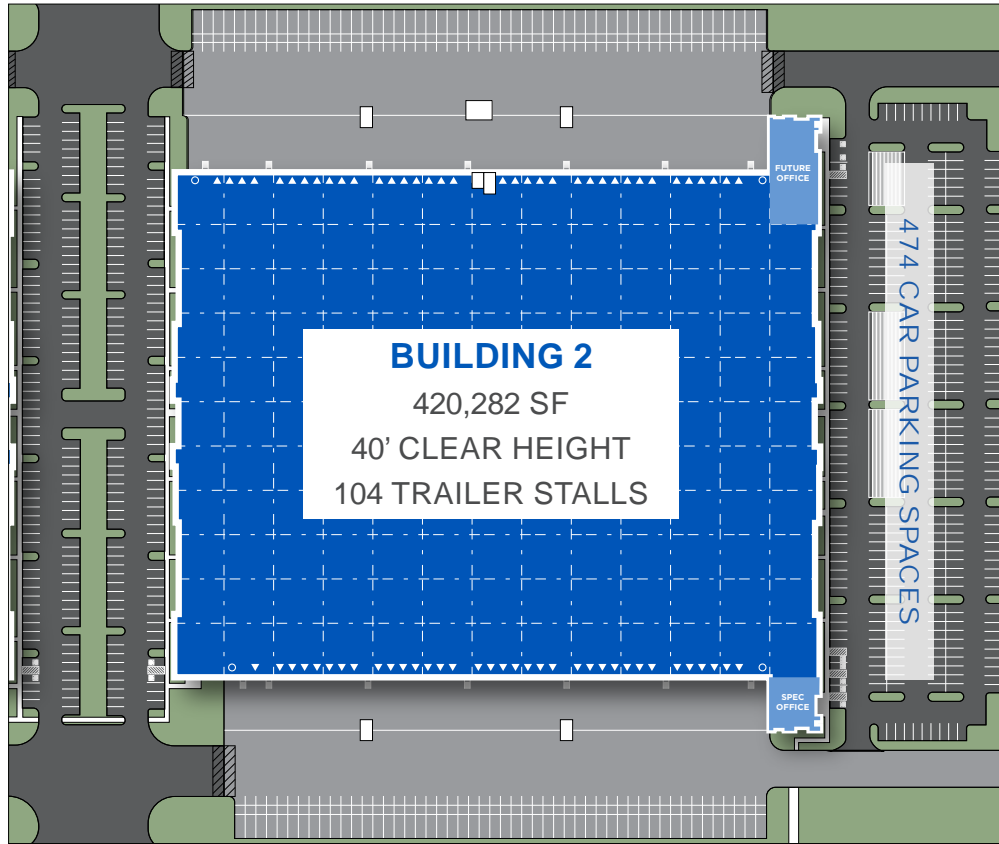


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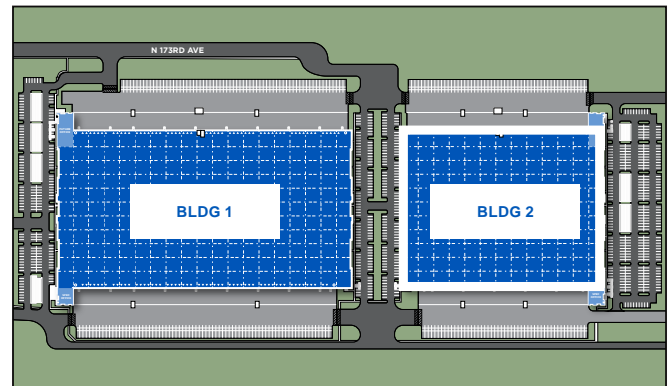
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## BUILDING 2 SITE PLAN

### BUILDING 2

- Size: ±420,282 SF
- Office: ±3,300 SF
- Clear Height: 40'
- Column Spacing: 50' x 56'
- Building Dimensions: 728' X 570'
- Speed Bay Depth: 60'
- Truck Court Depth: 190'
- Dock High Doors: 71
- Grade Level Doors: 4
- Car Parking: 473
- Sprinklers: ESFR
- Ingress/Egress Points: 4
- Power: (2) 3,000 Amps Services



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**325  
MILES**

TO PORT OF  
LOS ANGELES

**33  
MINS**

TO PHOENIX  
SKY HARBOR  
INTERNATIONAL  
AIRPORT

**2  
MILES**

TO STATE  
ROUTE 303



**CORPORATE  
NEIGHBORS:**

Amazon, Ball, Boeing, FedEx, Nestle, Microsoft, Red Bull,  
UPS, Walmart, White Claw, Williams Sonoma



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## 3 & 5 MILE RADIUS DEMOGRAPHICS

POPULATION SUMMARY	3 MILES		5 MILES	
	2023:	33,805	114,037	
2028:	40,593	123,011		
2023-2028 Projected Annual Rate	3.73%	1.53%		

### HOUSING UNIT SUMMARY

	2023	2028 Projected Housing Units:
3 MI.	11,459	13,684
5 MI.	38,572	41,756

### HOUSEHOLD SUMMARY

		2028 Projected Household Size:	
2023 Households	2028 Households	3 Miles: 3.20	5 Miles: 3.12
		2023-2028 Projected Annual Rate:	
3 MILES	10,410	12,650	3.97%
5 MILES	35,770	39,012	1.75%

### MEDIAN HOUSEHOLD INCOME

2023		2028 Projected	
3 Miles	\$105,807	3 Miles	\$115,612
5 Miles	\$101,162	5 Miles	\$110,411

	3 miles	5 miles
<b>2023 Households by Income</b>		
\$50,000 - \$74,999	12.4%	15.0%
\$75,000 - \$99,999	17.1%	18.1%
\$100,000 - \$149,999	28.5%	29.3%
\$150,000 - \$199,999	14.6%	11.7%
\$200,000+	12.2%	10.2%
Average Household Income	\$130,508	\$122,592

<b>2028 Projected Households by Income</b>		
	3 miles	5 miles
\$50,000 - \$74,999	11.2%	12.5%
\$75,000 - \$99,999	16.0%	17.0%
\$100,000 - \$149,999	29.1%	31.1%
\$150,000 - \$199,999	17.8%	15.1%
\$200,000+	15.7%	13.6%
Average Household Income	\$150,768	\$143,412

Source: ERSI



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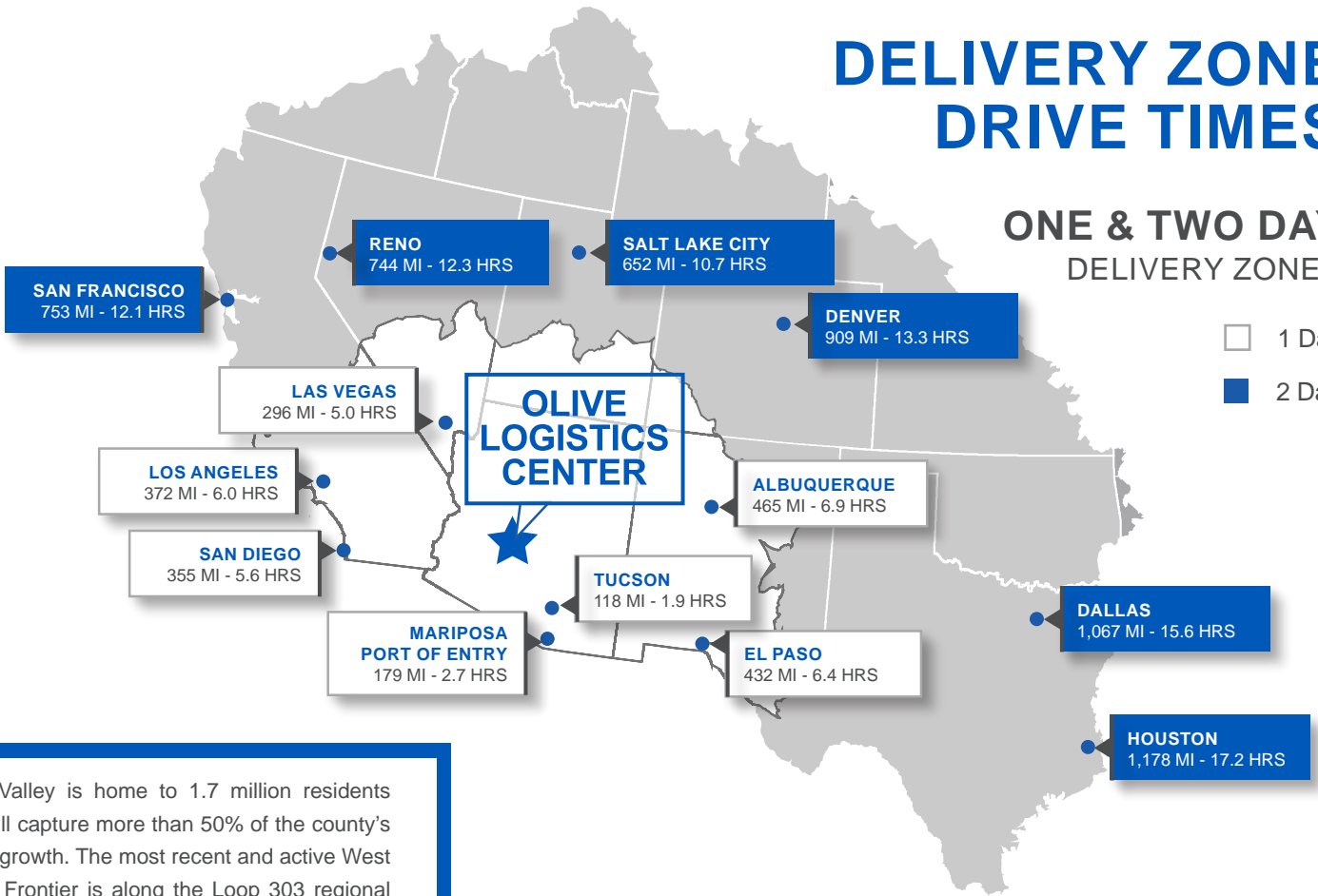
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## DELIVERY ZONE DRIVE TIMES

**ONE & TWO DAY  
DELIVERY ZONES**

☐ 1 Day  
■ 2 Day



West Valley is home to 1.7 million residents and will capture more than 50% of the county's future growth. The most recent and active West Valley Frontier is along the Loop 303 regional corridor.

This 34-mile-long corridor connects Maricopa County to other markets, including California, Central Phoenix, and Northern Arizona. This corridor is developing strategically with an eye to beneficial land use, consumer-driven needs and community values. Goodyear and Glendale have used this section of the freeway corridor to promote the growth of manufacturing and supply chain companies, capitalizing on their location as well as permitted land use in respect to neighboring Luke Air Force Base.

### PHOENIX METRO WEST VALLEY OVERVIEW

- **25 MINS** Average Time to Phoenix Sky Harbor International Airport
- **1.7 MILLION** Residents, 2.1 Million by 2030
- **1-DAY** Truck Turnaround from Ports in California and Mexico
- **5 HOURS** From Southern California
- **8 HOURS** From Mexico's Port of Guaymas
- **\$229,579** Median Home Price
- **35** Median Age of Residents
- **\$75,556** Average Household Income (30% of population's average HHI is between \$75,556 and \$149,000)
- **63%** of West Valley Residents Are of Workforce Age

Source: <https://www.westmarc.org/resources/>



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