



ECHO PARK 303

9501 NORTH 151ST AVENUE | GLENDALE, AZ

455,936 SF
AVAILABLE FOR LEASE



SITE PLAN

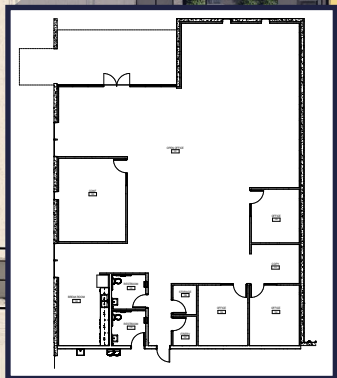
BUILDING B 9501 N 151ST AVENUE

Features:

- ±455,936 SF (divisible to ±225,000 SF)
- Building dimensions: 440' x 1008'
- 40' clear height
- 50' x 56' typical column spacing; 60' speed bays
- Typical truck court depths: 185'
- Secured concrete truck courts with automatic gates
- (108) (9' x 10') dock high doors
- (4) (12' x 14') grade level doors
- 303 auto parking spots with 4 electrical vehicle charging stations
- 120 trailer parking spots
- ESFR fire sprinklers
- R-30 roof insulation; 60 mil TPO roofing with 20 year warranty
- Floor thickness: 8" unreinforced (4,000 PSI)
- Power: 6000A, 277/480V (expandable)
- ESFR K25.2 sprinklers
- PAD zoning

Make-Ready Improvements:

- ± 3,850 spec office suite
- (17) mechanical dock levelers with 40k lb capacity
- Warehouse HVAC: 20-ton carrier units



151ST AVENUE

HATCHER ROAD



NORTH



BUILDING B
455,936 SF

1008'

440'

60' 60' 50' 50' 50' 60' 60'

56'

135'

185'

150'

185'

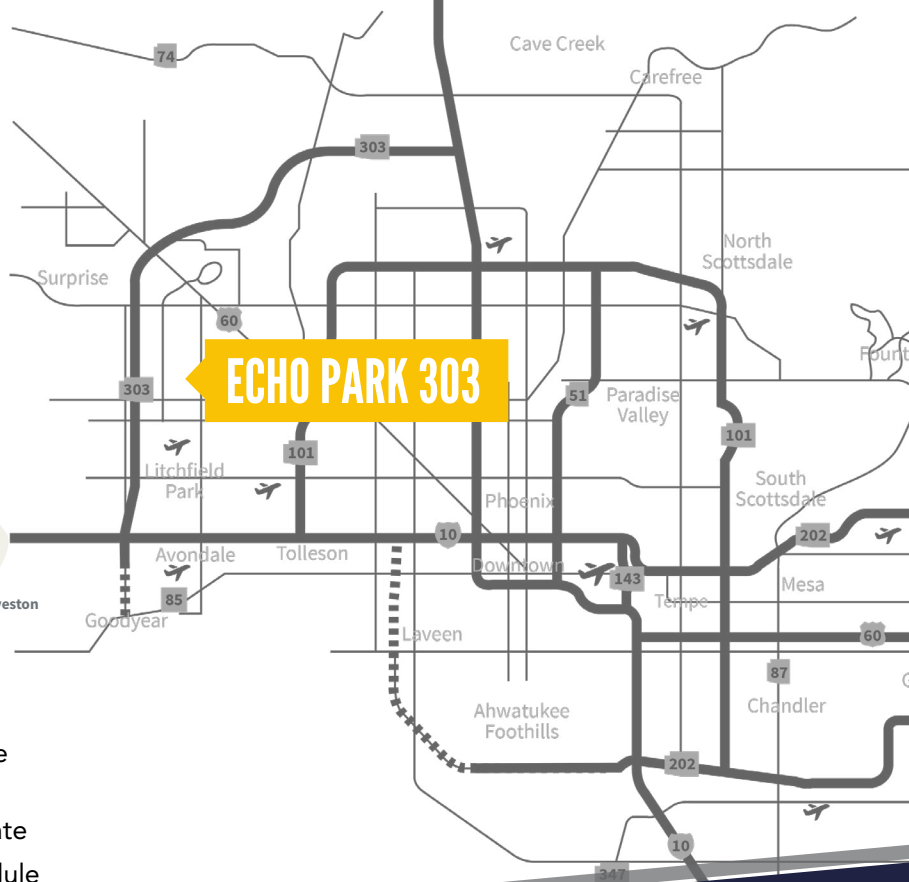
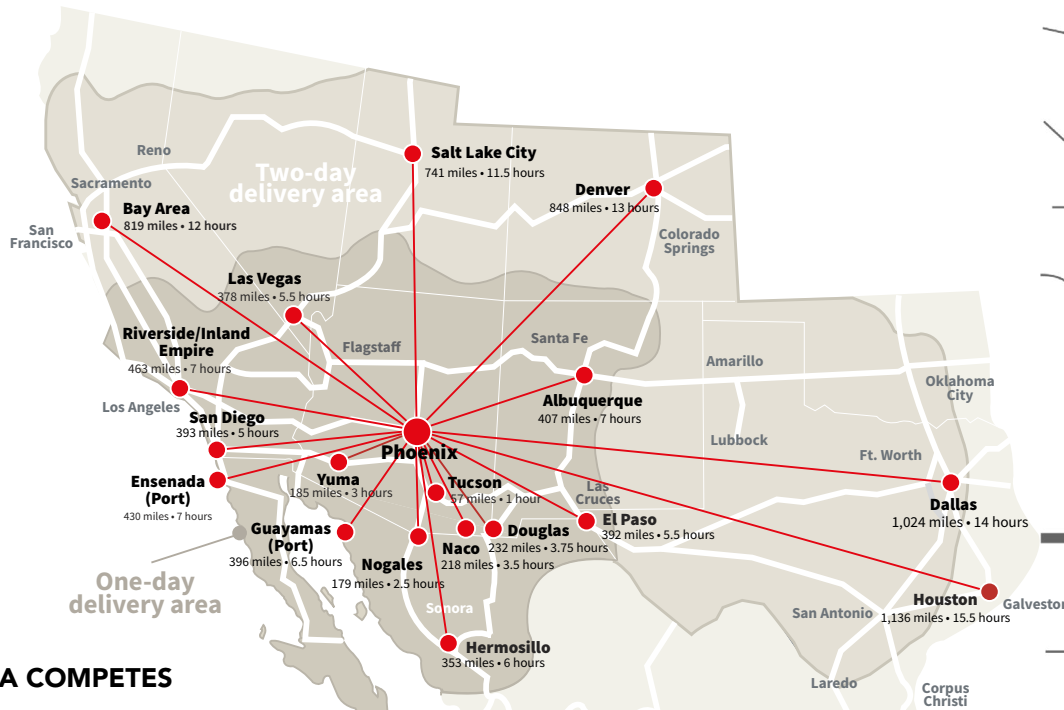
18'-6"

30'

8'-6"

26'

36'



ARIZONA COMPETES

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule



For additional information:

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THE WEST VALLEY

1.6 million people live in the West Valley

40% of Phoenix residents live west of I-17

\$62,775 is the average annual income for households in the West Valley

62% of the West Valley population is workforce age

69% of the West Valley workforce commutes

outside of the region to work in other parts of Maricopa County

28% of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here