

up to **±85% reduction** in gross lease tax

Building 2

12795 West Northern Avenue
Glendale, Arizona

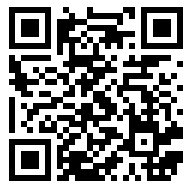


Northern Parkway

Logistics Hub



Click or Scan



Space Calculator

READY FOR OCCUPANCY

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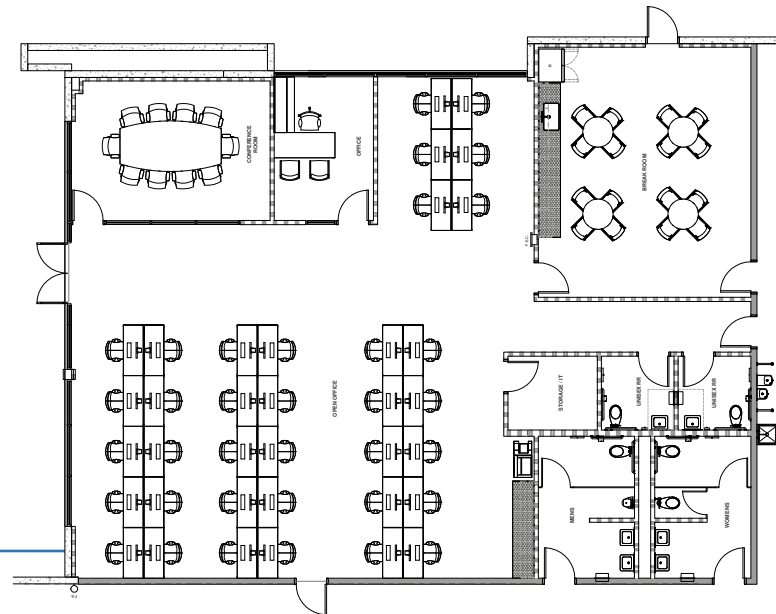
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Building Specifications

Building 2

Building SF	208,738 SF
Building Dimensions	810' x 260'
Spec Suite SF	3,645 SF
Auto Parking	270 (1.30/1,000 SF)
Trailer Parking	40
Trailer Court Depth	135'
Dock Doors	46 (9' x 10')
Grade Level Doors	4 (12' x 14')
Load Capacity	40k lb capacity mechanical pit levelers spread out evenly (roughly every 4th door)
Slab Thickness	7" reinforced on ABC Fill
Column Spacing	50' x 54'
Speed Bay Dimensions	60' x 54'
Clear Height	36'
Green Energy	Pursuing LEED certification
Electrical Power	6,000 amps
Sprinklers	ESFR, K25
Warehouse Cooling	HVAC
Lighting	LED warehouse lighting to deliver 30 foot candles average at 36" AFF, fixtures to have motion sensors and 15' whips
Taxes	Tenant pays 0.5% gross lease tax, Maricopa County

Spec Suite Plan



Building Site Plan

