

**±1,963,477 Total SF**

North of Camelback Road  
on Litchfield Road

Litchfield Park, AZ 85340

Building 7 &  
Building 3



**THE BASE**

An Industrial Campus

**CBRE**

**VIAWEST**  
Group

# Property Overview

Located in the Southwest Valley industrial market, **THE BASE** is ideally situated near Loop 303 on Litchfield Road just north of Camelback Road. With easy access to Northern Parkway and close proximity to a variety of retail amenities, this new **±144-acre industrial campus** offers:

- Phase I: Buildings 1 - 7
- Phase II: Buildings 8 - 15\*
- Robust Industrial Zoning
- Innovative building design
- Center drive for passenger vehicles
- Perimeter circulation for trucks
- Litchfield Road frontage
- Generous vehicle parking



Visit [WEBSITE](#)

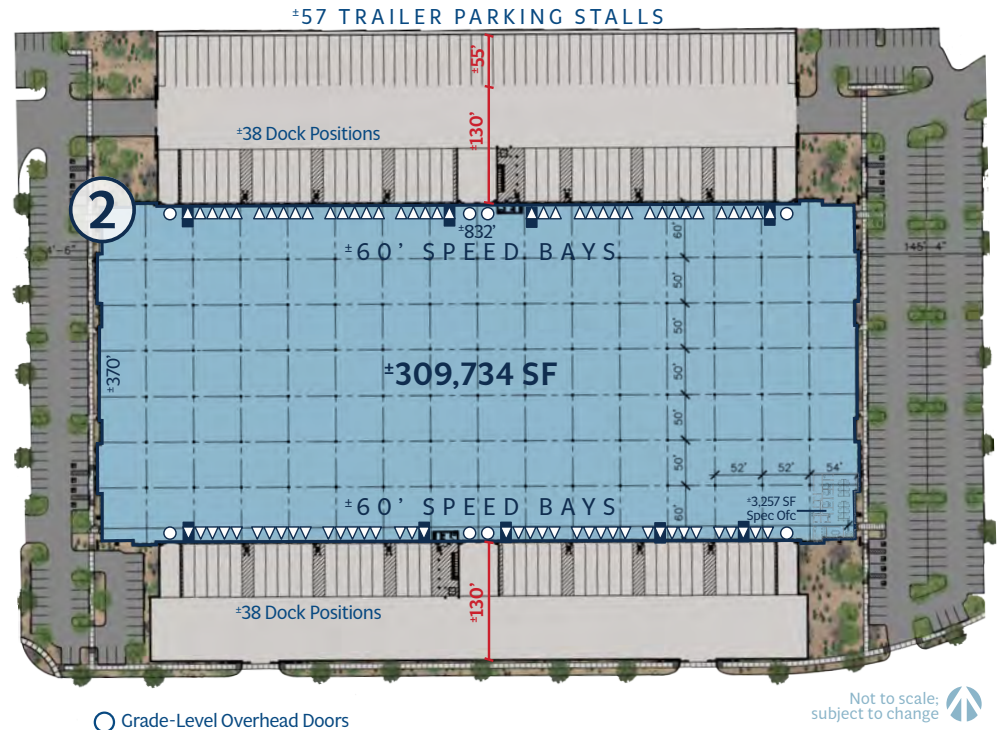
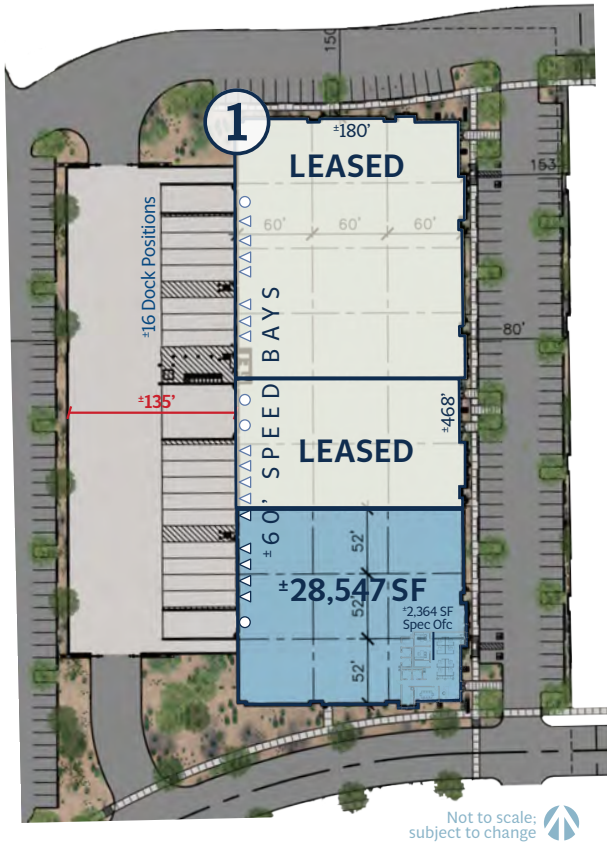
Visit [LoopNet](#)



\*Phase II is preliminary and subject to change

Not to scale;  
subject to change

# Buildings | Phase I



- Grade-Level Overhead Doors
- △ Dock Height Overhead Doors
- 35K-LB Dock Levels

Not to scale; subject to change

## BUILDING 1 6302 N. Litchfield Road

Building Area	±85,181 RSF   ±28,547 RSF Available
Clear Height	±32'
Column Spacing	±52' x 60' with ±60' Speed Bays
Overhead Doors	16 Dock Height   4 Grade Level
Parking	±95 Stalls
Spec Office	±2,364 SF

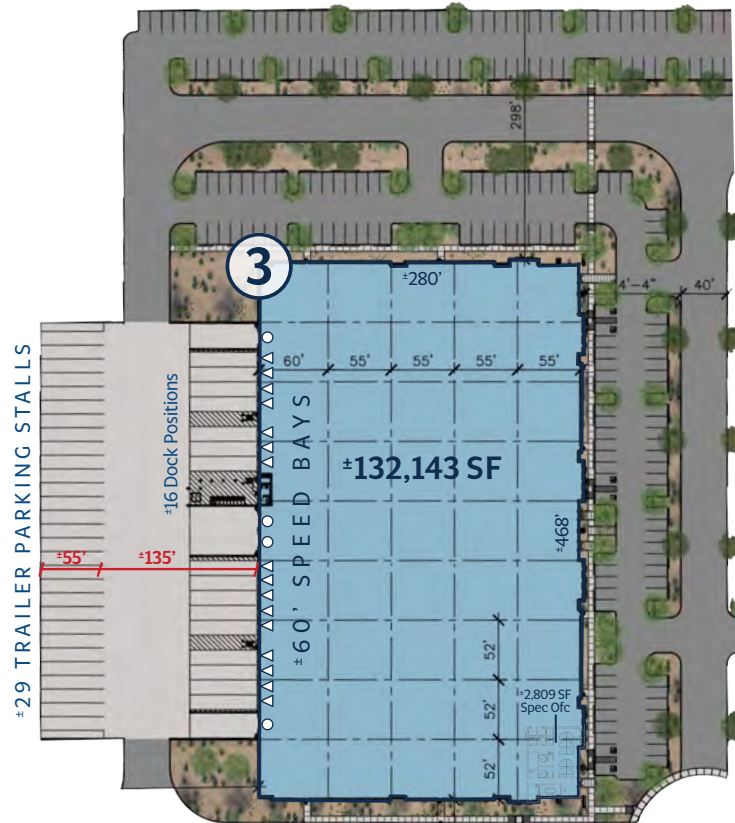


## BUILDING 2 6314 N. Litchfield Road

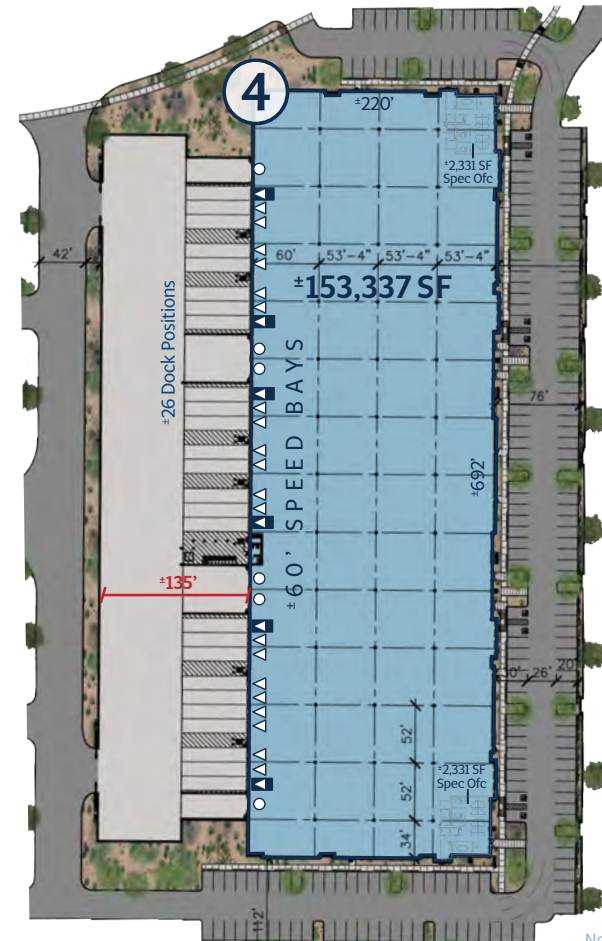
Building Area	±309,734 RSF
Clear Height	±36'
Column Spacing	±52' x 50' with ±60' Speed Bays
Overhead Doors	76 Dock Height   8 Grade Level
Parking	±338 Stalls   ±57 Trailer Stalls
Spec Office	±3,257 SF



# Buildings | Phase I



Not to scale; subject to change

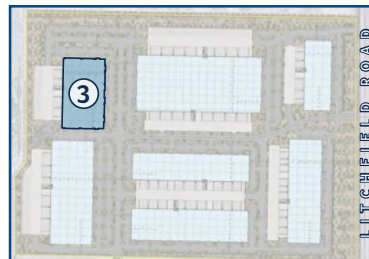


Not to scale; subject to change

- Grade-Level Overhead Doors
- △ Dock Height Overhead Doors
- 35K-LB Dock Levelers

## BUILDING 3 6326 N. Litchfield Road

Building Area	±132,143 RSF
Clear Height	±32'
Column Spacing	±52' x 55' with ±60' Speed Bays
Overhead Doors	16 Dock Height   4 Grade Level
Parking	±216 Stalls   ±29 Trailer Stalls
Spec Office	±2,809 SF



## BUILDING 4 6332 N. Litchfield Road

Building Area	±153,337 RSF
Clear Height	±32'
Column Spacing	±52' x 53' with ±60' Speed Bays
Overhead Doors	26 Dock Height   6 Grade Level
Parking	±194 Stalls
Spec Office	(2) at ±2,331 SF each





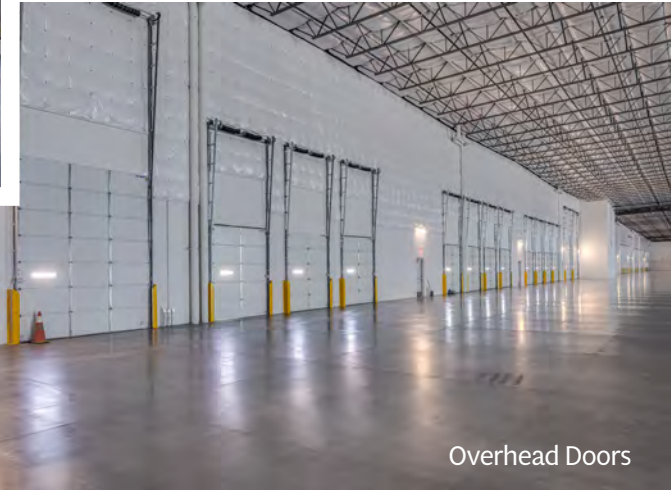
# Interior Photos | Building 6



Warehouse



Front Corner Windows



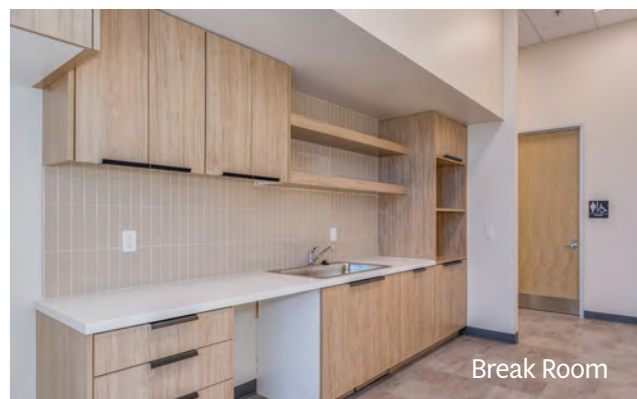
Overhead Doors



Conference Room



Open Office Area



Break Room

# Area Amenities

## THE BASE

is conveniently situated near quality shopping, restaurants, and food/coffee providers within a short drive.



Not to scale; subject to change

# Strategic Location



CITY	MILES	HOURS
Tucson	113	1.75
Las Vegas	302	4.5
Inland Empire	320	5
San Diego	355	5.25
El Paso	430	6.15
Albuquerque	419	6.5
Salt Lake City	663	10.15
Bay Area	754	12.00
Dallas	1,064	15.75
Houston	1,174	17.25

Metro Phoenix's modern infrastructure enables an efficient flow of goods and services throughout the local Arizona market, the Southwest, and into Mexico. **THE BASE's** location connects businesses to over 65 million people in markets in California, Colorado, Nevada, New Mexico, Texas and Utah -- all within a 3-hour flight or a one-day road trip.



Glendale's labor pool is **+194,772** as of 2021



Accessible to a workforce of **+1.7 million** within a **+30-minute** commute



Year over year, **+3,455** more people join the **labor force** in Glendale



Sources: U.S. Census Bureau 2022 American Community Survey Estimates; Maricopa Association of Governments; Arizona Office of Economic Opportunity; City of Glendale

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