

±1,963,477 Total SF

North of Camelback Road
on Litchfield Road

Litchfield Park, AZ 85340

Building 7 &
Building 3



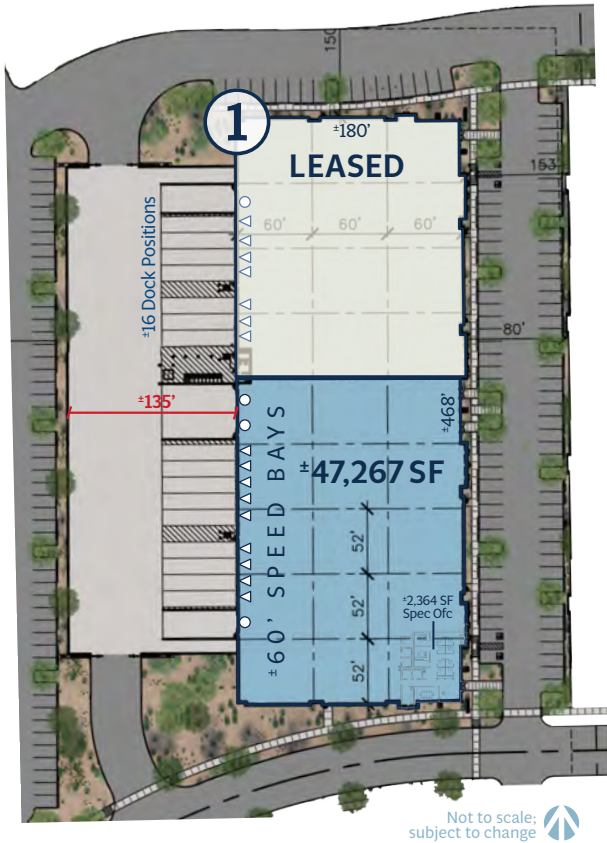
THE BASE

An Industrial Campus

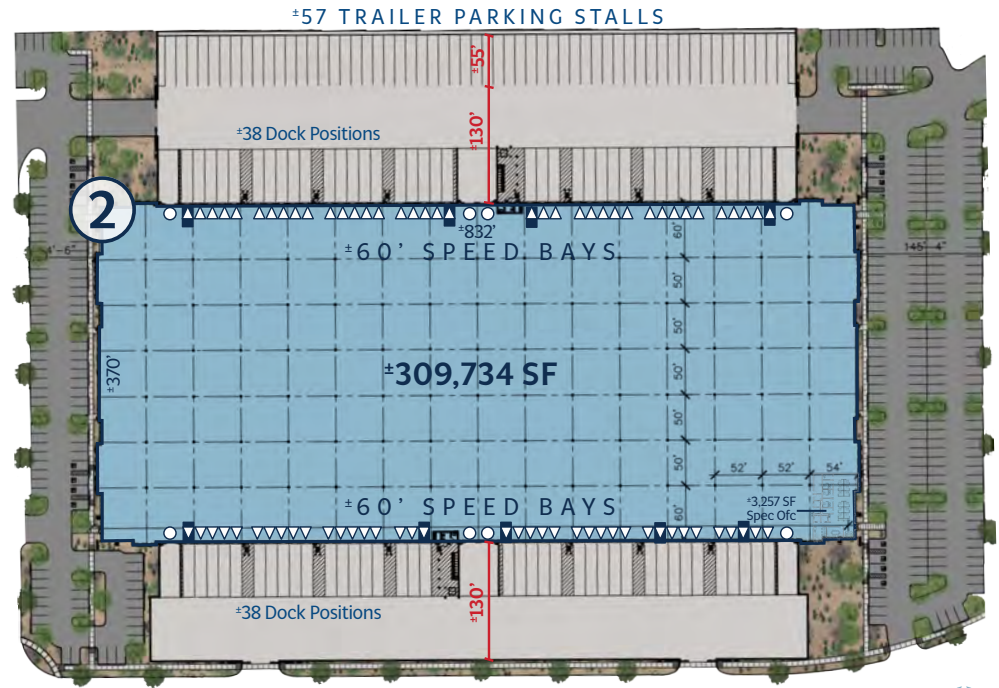
CBRE

VIAWEST
Group

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 Levels

BUILDING 1 6302 N. Litchfield Road

Building Area	±85,181 RSF ±47,267 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

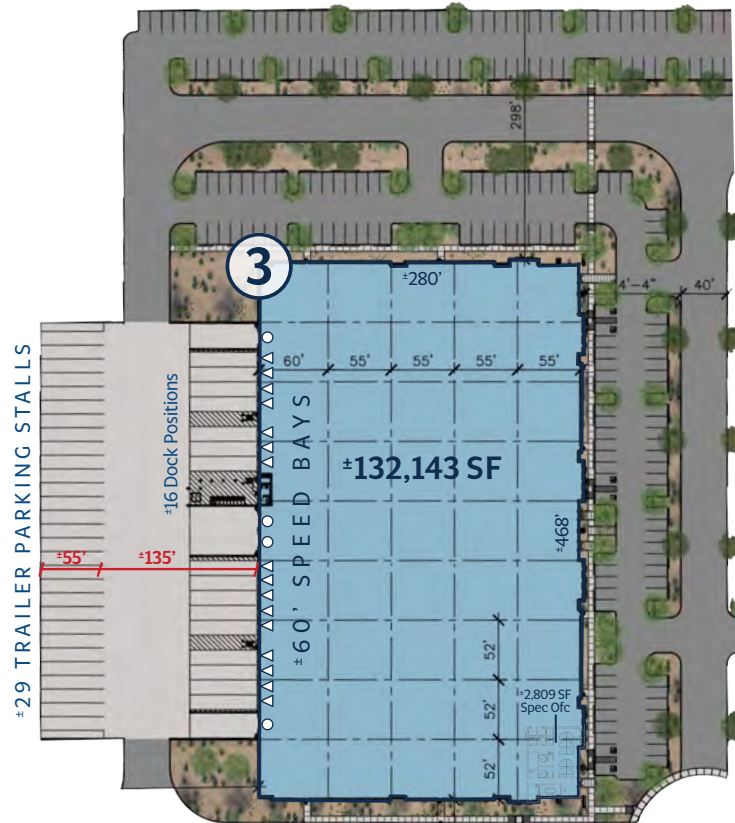


BUILDING 2 6314 N. Litchfield Road

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

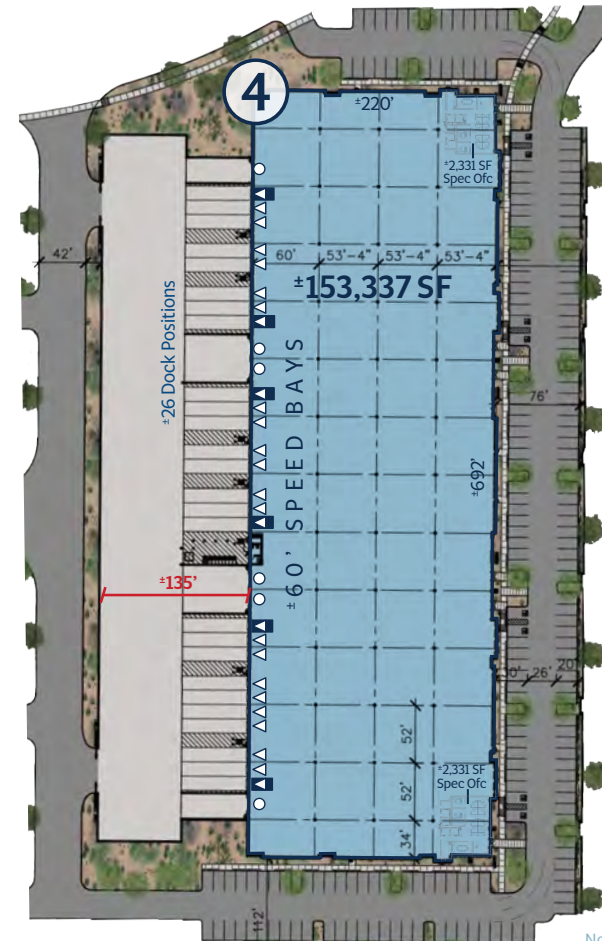


Buildings | Phase I



Not to scale; subject to change

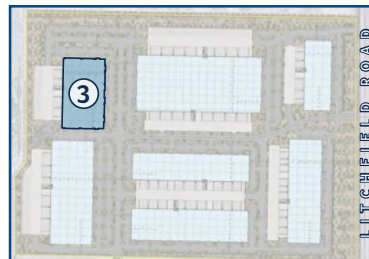
- Grade-Level Overhead Doors
- △ Dock Height Overhead Doors
- 35K-LB Dock Levelers



Not to scale; subject to change

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



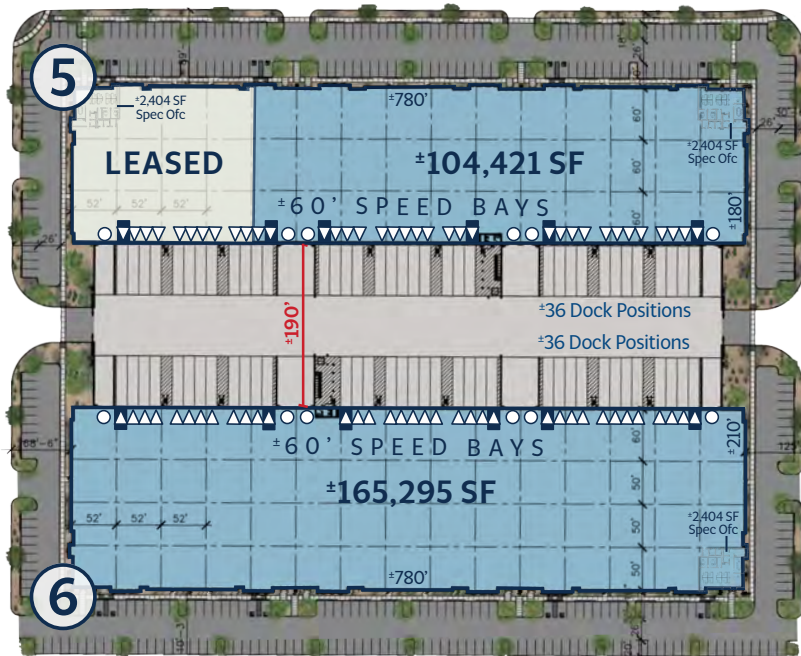
BUILDING 4 6332 N. Litchfield Road

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



BUILDING 5 6244 N. Litchfield Road

Building Area	±141,861 RSF ±104,421 Available
Clear Height	±32'
Column Spacing	±52' x 60' with ±60' Speed Bays
Overhead Doors	36 Dock Height 6 Grade Level
Parking	±158 Stalls
Spec Office	(2) at ±2,404 SF each

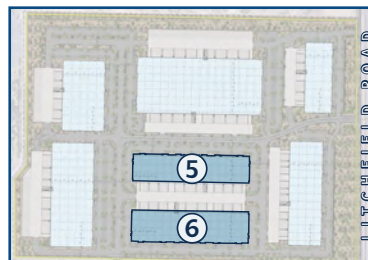


Not to scale; subject to change

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

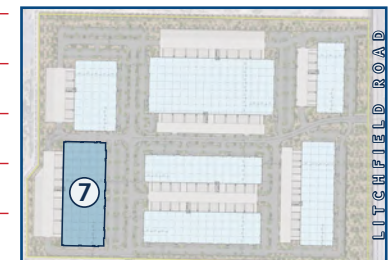
BUILDING 6 6256 N. Litchfield Road

Building Area	±165,295 RSF
Clear Height	±32'
Column Spacing	±52' x 50' with ±60' Speed Bays
Overhead Doors	36 Dock Height 6 Grade Level
Parking	±176 Stalls
Spec Office	±2,404 SF



BUILDING 7 6268 N. Litchfield Road

Building Area	±195,326 RSF ±76,606 Available
Clear Height	±32'
Column Spacing	±52' x 55' with ±60' Speed Bays
Overhead Doors	30 Dock Height 4 Grade Level
Parking	±208 Stalls ±32 Trailer Stalls
Spec Office	±2,796 SF



Not to scale; subject to change

±32 TRAILER PARKING STALLS

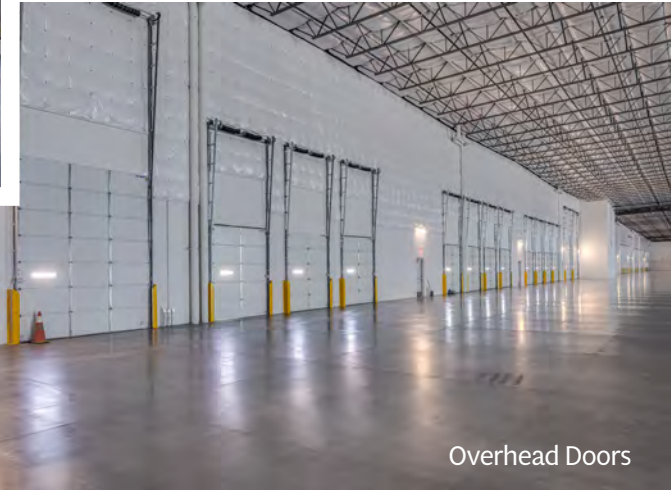
Interior Photos | Building 6



Warehouse



Front Corner Windows



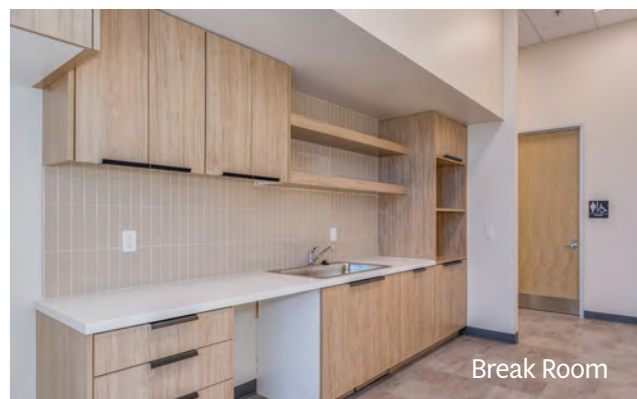
Overhead Doors



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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THE BASE