up to ±85% reduction in gross lease tax

# **Building 2**

12795 West Northern Avenue Glendale, Arizona

# Northern Parkway Logistics Hub



### **READY FOR OCCUPANCY**

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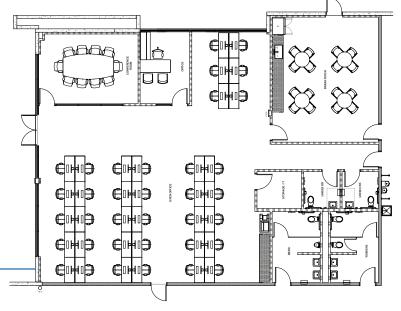


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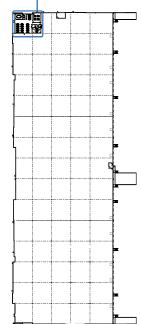
## **Building Specifications** Building 2

| Building Dimensions810' × 260'Spec Suite SF3,645 SFAuto Parking270 (1.30/1,000 SF)Trailer Parking40Trailer Court Depth135'Dock Doors46 (9' × 10')Grade Level Doors4 (12' × 14')Load Capacity40k b capacity mechanical pit<br>levelers spread out evenly (roughly<br>every 4th door)Slab Thickness7' reinforced on ABC FillColumn Spacing60' × 54'Green Energy60' × 54'Electrical Power800 ampsSprinklersSFR K 25CoolingHVACLightingSlo Tot candles average at 36'' AFFF,<br>fixtures to have motion sensors and<br>50' foct candles average at 36'' AFFF,<br>fixtures to have motion sensors and<br>50' fixtures to have motion sensors and<br>5 | Building SF                | 208,738 SF  |
|---|----------------------------|---|
| Auto Parking270 (1.30/1,000 SF)Trailer Parking40Trailer Court Depth135'Dock Doors46 (9' x 10')Grade Level Doors4 (12' x 14')Load Capacity40k lb capacity mechanical pit<br>levelers spread out evenly (roughly<br>every 4th door)Slab Thickness7" reinforced on ABC FillColumn Spacing50' x 54'Speed Bay Dimensions60' x 54'Graen Energy9ursuing LEED certificationFlectrical Power6.000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>s0' foot candles average at 36'' AFFr,<br>fixtures to have motion sensors and<br>15' whipsTavaeTenant pays 0.5% gross lease tax,  | <b>Building Dimensions</b> | 810' x 260'   |
| Trailer Parking40Trailer Court Depth135'Dock Doors46 (9' × 10')Grade Level Doors4 (12' × 14')Load Capacity40k lb capacity mechanical pit<br>levelers spread out evenly (roughly<br>every 4th door)Slab Thickness7" reinforced on ABC FillColumn Spacing50' × 54'Speed Bay Dimensions60' × 54'Green Energy9ursuing LEED certificationElectrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFFr,<br>fixtures to have motion sensors and<br>15' whipsTaveeTenant pays 0.5% gross lease tax,   | Spec Suite SF              | 3,645 SF  |
| Trailer Court Depth135'Dock Doors46 (9' × 10')Grade Level Doors4 (12' × 14')Load Capacity40k lb capacity mechanical pit<br>levelers spread out evenly (roughly<br>every 4th door)Slab Thickness7" reinforced on ABC FillColumn Spacing50' × 54'Speed Bay Dimensions60' × 54'Green EnergyPursuing LEED certificationElectrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaveeTenant pays 0.5% gross lease tax,   | Auto Parking               | 270 (1.30/1,000 SF)   |
| Dock Doors46 (9' x 10')Grade Level Doors4 (12' x 14')Load Capacity40k lb capacity mechanical pit<br>levelers spread out evenly (roughly<br>every 4th door)Slab Thickness7" reinforced on ABC FillColumn Spacing50' x 54'Speed Bay Dimensions60' x 54'Clear Height36'Green EnergyPursuing LEED certificationSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxoeTenant pays 0.5% gross lease tax,   | Trailer Parking            | 40  |
| Grade Level Doors4 (12' × 14')Load Capacity40k lb capacity mechanical pit<br>levelers spread out evenly (roughly<br>every 4th door)Slab Thickness7" reinforced on ABC FillColumn Spacing50' × 54'Speed Bay Dimensions60' × 54'Clear Height36'Green EnergyPursuing LEED certificationElectrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxocTenant pays 0.5% gross lease tax,  | Trailer Court Depth        | 135'  |
| Load Capacity40k lb capacity mechanical pit<br>levelers spread out evenly (roughly<br>every 4th door)Slab Thickness7" reinforced on ABC FillColumn Spacing50' x 54'Speed Bay Dimensions60' x 54'Clear Height36'Green EnergyPursuing LEED certificationElectrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,  | Dock Doors                 | 46 (9' x 10')   |
| Load Capacitylevelers spread out evenly (roughly<br>every 4th door)Slab Thickness7" reinforced on ABC FillColumn Spacing50' x 54'Speed Bay Dimensions60' x 54'Clear Height36'Green EnergyPursuing LEED certificationElectrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,  | Grade Level Doors          | 4 (12' x 14')   |
| Column Spacing50'x 54'Speed Bay Dimensions60'x 54'Clear Height36'Green EnergyPursuing LEED certificationElectrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,  | Load Capacity              | levelers spread out evenly (roughly                                     |
| Speed Bay Dimensions60'x 54'Clear Height36'Green EnergyPursuing LEED certificationElectrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,  | Slab Thickness             | 7" reinforced on ABC Fill   |
| Clear Height36'Green EnergyPursuing LEED certificationElectrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,  | Column Spacing             | 50' x 54'   |
| Green EnergyPursuing LEED certificationElectrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,   | Speed Bay Dimensions       | 60' x 54'   |
| Electrical Power6,000 ampsSprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,  | Clear Height               | 36'   |
| SprinklersESFR, K25CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,  | Green Energy               | Pursuing LEED certification   |
| CoolingHVACLightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,   | Electrical Power           | 6,000 amps  |
| LightingLED warehouse lighting to deliver<br>30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,  | Sprinklers                 | ESFR, K25   |
| Lighting30 foot candles average at 36" AFF,<br>fixtures to have motion sensors and<br>15' whipsTaxesTenant pays 0.5% gross lease tax,   | Cooling                    | HVAC  |
|   | Lighting                   | 30 foot candles average at 36" AFF, fixtures to have motion sensors and |
|   | Taxes                      |   |

## **Spec Suite Plan**



#### **Building Site Plan**





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