PARK ALGODON

±559,619 SF - PHASE II
CD'S COMPLETED & PERMIT APPROVED

175K CARS PER DAY

NWC INDIAN SCHOOL ROAD & LOOP 101
PHOENIX AZ

5 BUILDINGS | 121,829 SF - 555,619 SF IN PREMIER PHOENIX

PHASE I NOW COMPLETE, BUILDINGS B - E. ±18,000 - 317,077 SF AVAILABLE NOW!

PHASE 2, BUILDING A, ±555,619 SF: CD'S COMPLETE & PERMIT APPROVED

CREATION REPE

CLARION PARTNERS

CUSHMAN & WAKEFIELD

PROPERTY OVERVIEW

87 ACRES

121,829 SF - 555,619 SF
5 BUILDINGS

32’-40’
CLEAR HEIGHTS

- 5 POINTS OF INGRESS/EGRESS
- TENANT AMENITY AREAS
- EV CHARGING STATIONS
- GATED & SECURED TRUCK COURTS
- 101 FREEWAY FRONTAGE
- EXCESS TRAILER PARKING
- TWO PHASE PROJECT

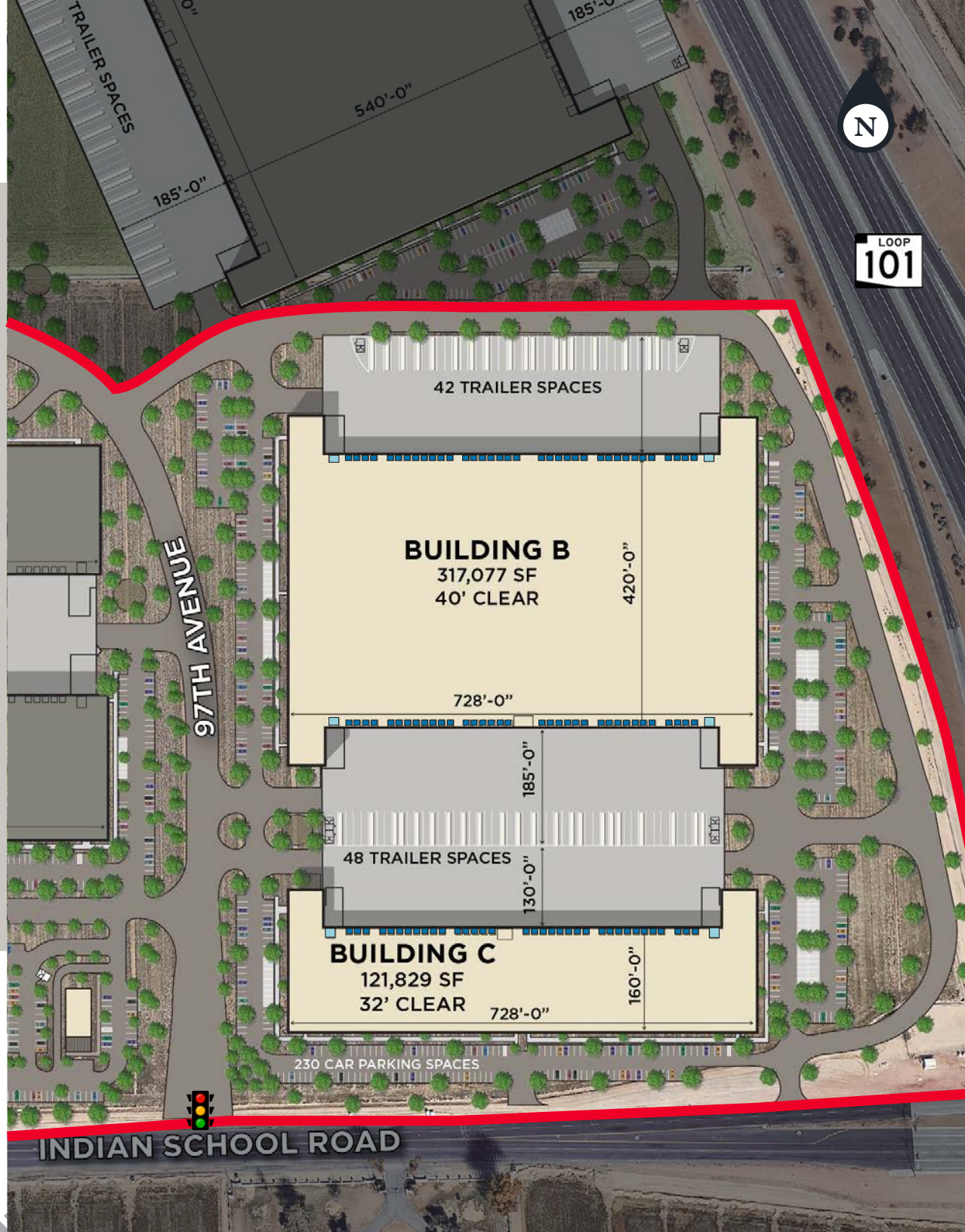
PHASE 1 BUILDING B+C

B

BLDG SIZE: 317,077 SF
OFFICE: 2,812 SF
CLEAR HEIGHT: 40’
TRAILER SPACES: 90
DOCK HIGH DOORS: 71
GRADE LEVEL DOORS: 4
DIMENSIONS: 728’ X 420’
ESFR SPRINKLERS: K-25
TRUCK COURTS: 185’
CAR PARKING: 294
POWER: 3600A AT 480V 3 PHASE

C

BLDG SIZE: 121,829 SF (DIVISIBLE)
OFFICE: 3,122 SF
CLEAR HEIGHT: 32’
DOCK HIGH DOORS: 35
GRADE LEVEL DOORS: 2
DIMENSIONS: 728’ X 160’
ESFR SPRINKLERS: K-17
TRUCK COURT: 130’
CAR PARKING: 230
POWER: 3000A AT 480V 3 PHASE



PHASE 1 BUILDING D+E

E

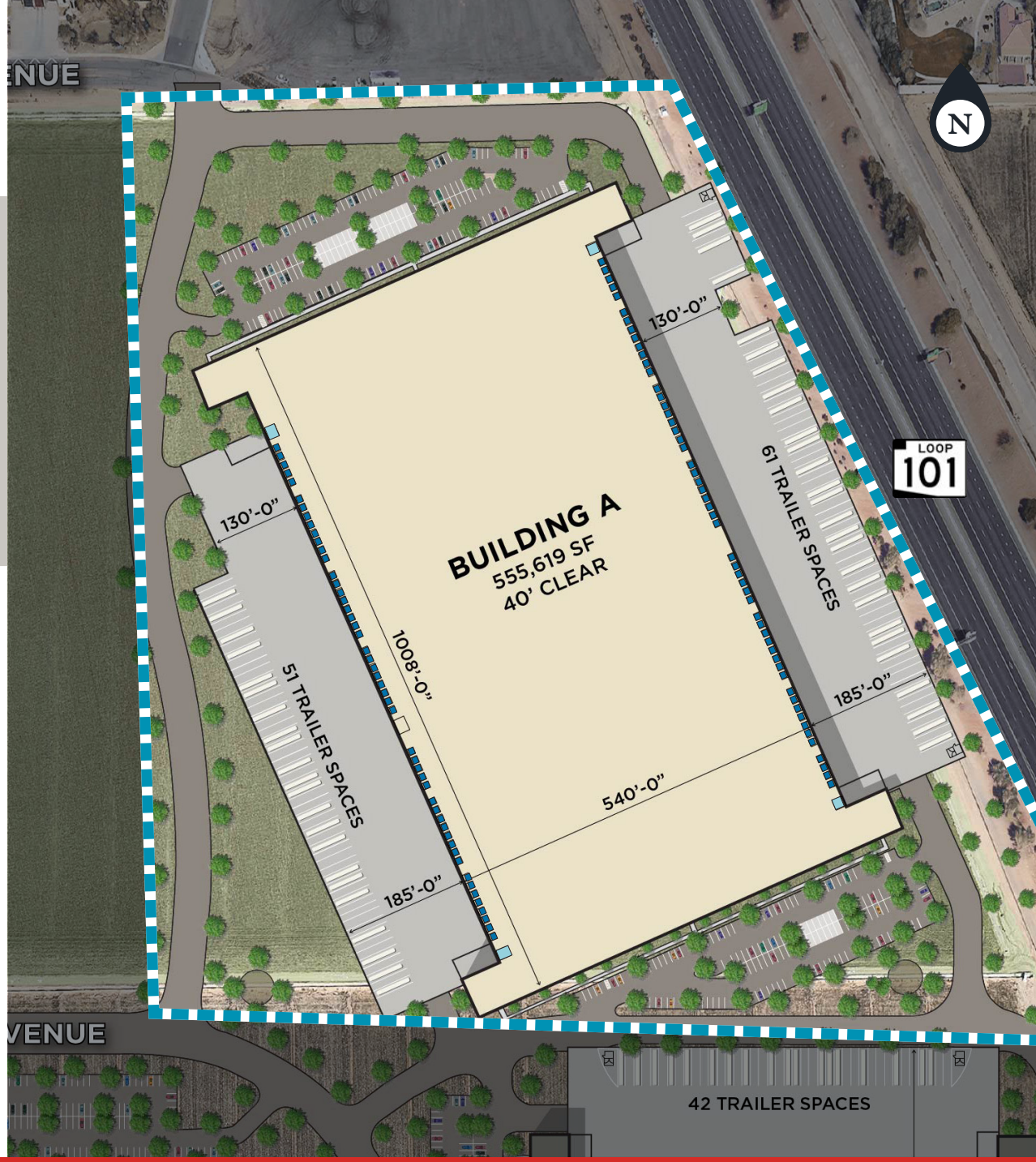
BLDG SIZE: 173,301 SF (DIVISIBLE)
OFFICE: 3,000 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 40
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
ESFR: K-17
SHARED TRUCK COURT: 190'
POWER: 3000A AT 480V 3 PHASE

D

BLDG SIZE: 155,300 SF (DIVISIBLE)
OFFICE: 3,363 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 43
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
ESFR: K-17
SHARED TRUCK COURT: 190'
CAR PARKING: 241
POWER: 3000A AT 480V 3 PHASE

PHASE 2 BUILDING A

BUILDING SIZE: 555,619 SF
CLEAR HEIGHT: 40’
TRAILER SPACES: 112
DOCK HIGH DOORS: 104
GRADE LEVEL DOORS: 4
DIMENSIONS: 540’ X 1008’
TRUCK COURTS: 185’
CAR PARKING: 355



CD’S COMPLETE & PERMIT APPROVED

SITE LOCATION

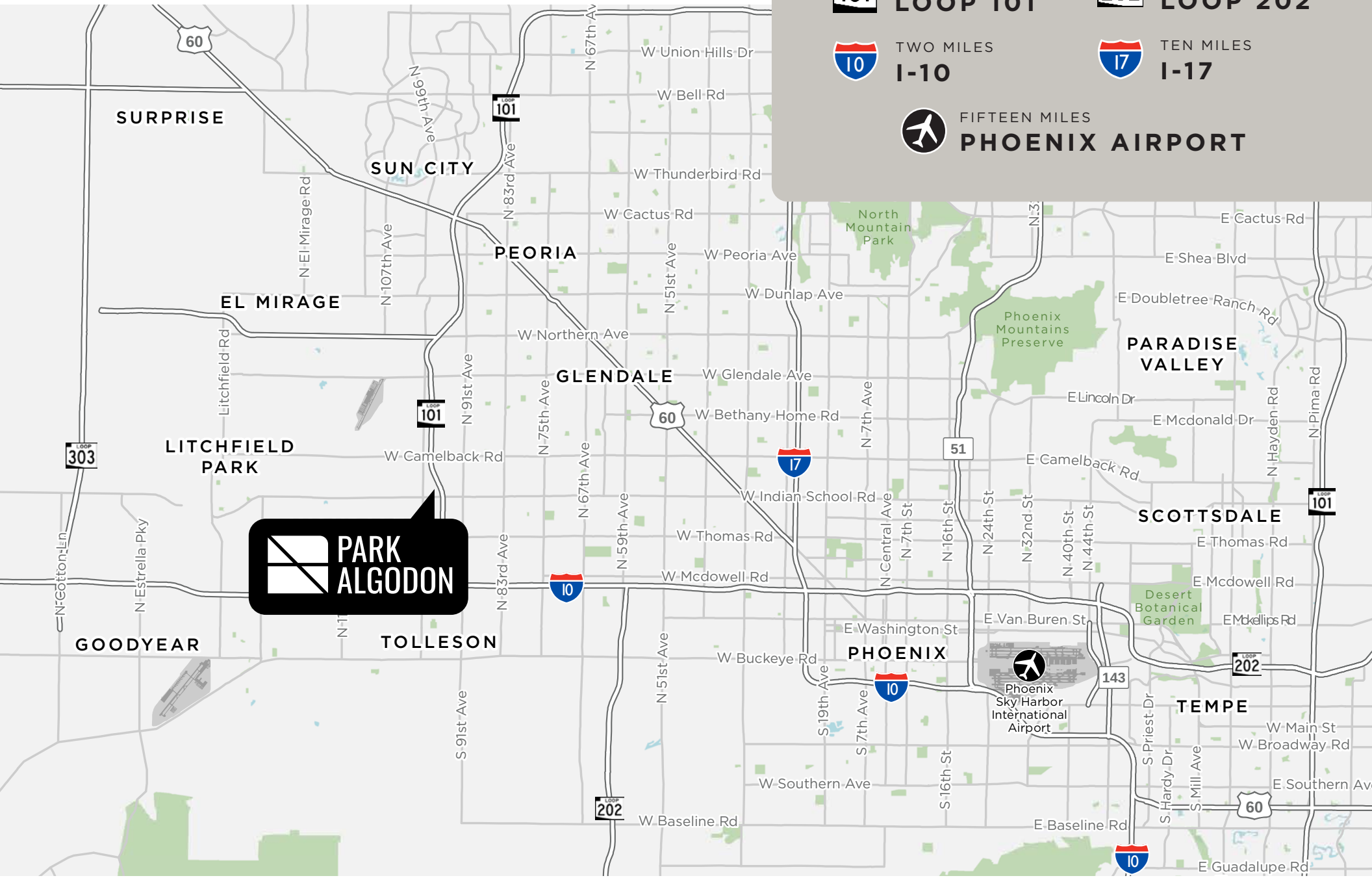
LESS THAN A MILE
LOOP 101

SEVEN MILES
LOOP 202

TWO MILES
I-10

TEN MILES
I-17

FIFTEEN MILES
PHOENIX AIRPORT



PHOENIX OVERVIEW

DEMOGRAPHICS

The population of Greater Phoenix is 5.0 million and is expected to grow to nearly 6.4 million (a 25% increase) in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.1 – two years younger than the national average. The population boasts comparatively high-earnings, with an average household income of over $62,609. This is 6% above the national median average household income, which stands at $59,039.

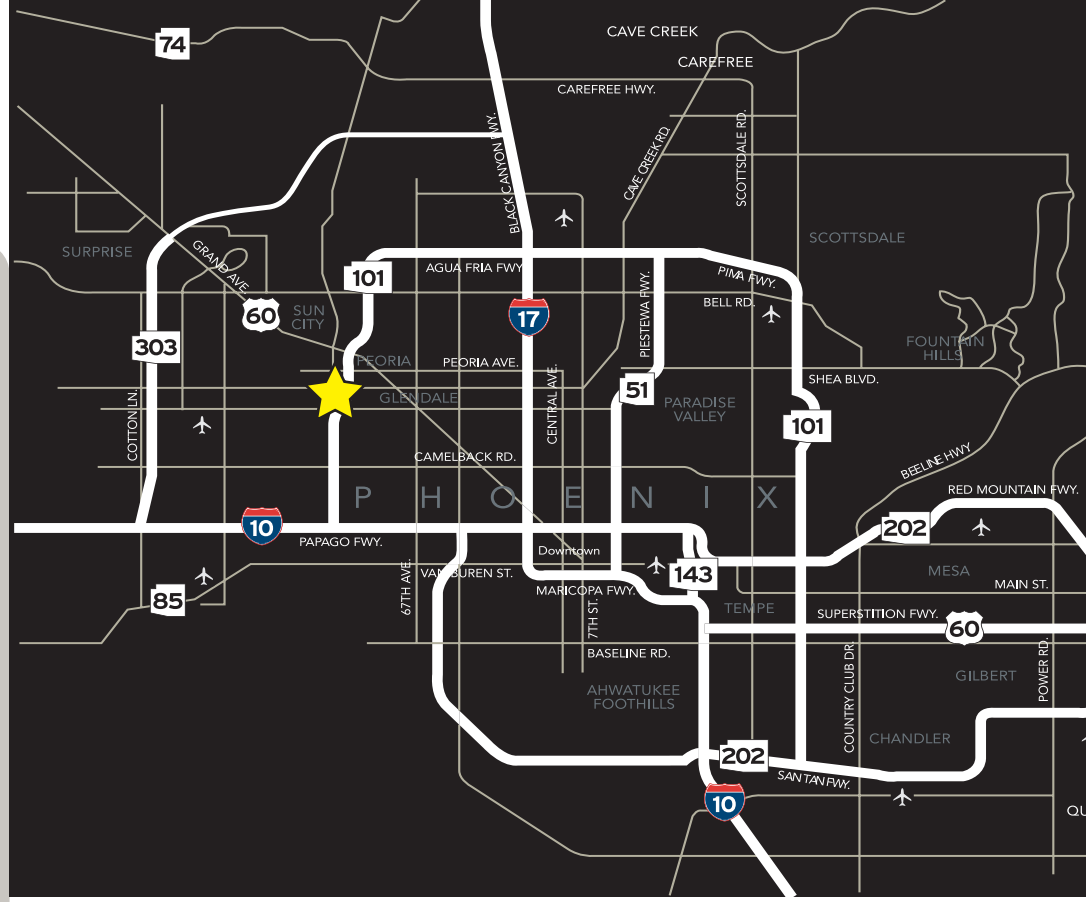
EMPLOYMENT/ECONOMY

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than two million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well.

A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

"CALIFORNIA EFFECT" BOLSTERS PHOENIX MARKET

The L.A. County and Inland Empire industrial markets combine to be the largest industrial market in the U.S. at 1.1 BSF and 594 MSF, respectively. These California markets are 1.1% and 0.7% vacant and virtually out of any available space. The extreme low vacancy rates have pushed rental rates to record levels which has helped drive tenants into the Arizona market. In addition to the cost and difficulty of finding quality space, the regulatory and general business environment in California has driven many tenants to more business friendly states, such as Arizona.



LOCATION HIGHLIGHTS

- Proximity to Phoenix Sky Harbor International Airport, Arizona State University, and abundant amenities.
- Less than six hours to the Ports of Long Beach and Los Angeles. San Diego, Las Vegas, Tucson, Albuquerque, El Paso, and the Mariposa Point of Entry are all within a one-day truck drive.
- Shipping costs from Greater Phoenix to California are up to 75% lower than other Mountain West markets.

TOTAL WORKFORCE POPULATION
172,308

MEDIAN HOUSEHOLD INCOME
$61,572

MEDIAN AGE
29.6

TOTAL HOUSEHOLDS
103,466

**WITHIN 5 MILES, ESRI 2022*

SURROUNDING TENANTS

PARK ALGODON

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MIKE HAENEL
Executive Vice Chairman
602 224 4404
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PHIL HAENEL
Executive Vice Chairman
602 224 4409
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JUSTIN SMITH
Director
602 586 5938
justin.p.smith@cushwake.com

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