

MOVE-IN READY

LATITUDE 303
LOGISTICS



Available for Lease

Building A: ±406,027 SF

Divisible to ±200k SF | 16451 W. Glendale Avenue, Glendale, AZ



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000



Latitude 303 Logistics presents a unique combination of direct access to the freeway and frontage along Loop 303 in Glendale, Arizona. Located on Glendale Avenue and Sarival Road, this prime location is ready for **immediate occupancy.**

Property Overview

- Located on the southeast corner of Loop 303 and Glendale Ave
- Make-ready improvements include: move-in ready 3,300 SF office, fully air conditioned warehouse, LED lighting and 40,000 pound capacity dock levelers
- Zoning: PAD
- Corporate neighbors include Lennox, Walmart, Sweetwater, Amazon, Mlily, Boeing, UPS, HD Supply, REI, Best Buy, Ball Corp, SubZero, Daimler, and more



Building A

- ±406,027 SF available for lease
- Divisible to ±200,000 SF
- 40' clear height
- 283 auto parking spaces
- 72 trailer parking spaces
- 67 dock high doors (9' x 10')
- 2 ramp to grade doors (14' x 16')
- Fully secured and gated site
- 3,800 amps, 277/480V
- 56' x 50' column spacing
- 70' speed bay
- North/South dock doors
- 200' concrete truck courts
- R-38 insulated roof package
- 60 MIL TPO R38 insulation with 20-year warranty
- 7" reinforced slab, 4,000 PSI
- Clerestory windows
- Building Dimensions: 688' x 590' (D)
- NFPA 13 ESFR sprinklers
- Fiber optic data: Cox and Century Link

Make-ready work includes:

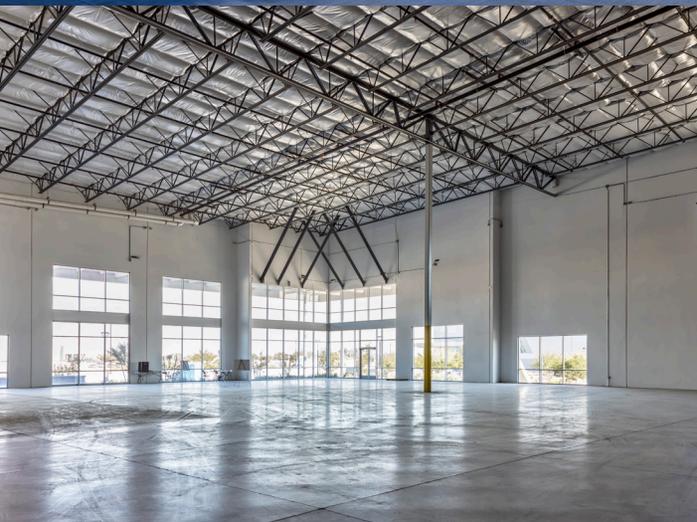
- ±3,300 SF spec office space
- HVAC warehouse with fourteen (14) 25-ton units
- LED lighting (30FC) with motion sensors
- 22 mechanical dock levelers with 40k lb capacity
- Electrical distribution panels totaling 3,800 amps, 277/480V

Not a Part



This exceptional Class A development

is strategically located in the most dynamic industrial corridor in the Valley, attracting world-renowned users looking to take advantage of Arizona's business-friendly environment. Enjoy unparalleled connectivity to major ports and multiple cities across the region, facilitated by the proximity to several freeways. Latitude 303 Logistics presents an outstanding opportunity for businesses to leverage the advantages of Maricopa County's booming industrial corridor.





UNICAL

Camelback Road

BEST BUY

ups

FedEx

CJ LOGISTICS

Ball

XPO Logistics

Luke Airforce Base

DICK'S SPORTING GOODS

LOGISTICS+

amazon

Bethany Home Road

Ball

MLILY

LOGISTICS+

Jacuzzi

TRANE

Sarival Avenue

Walmart

BROADRANGE LOGISTICS

MEC

LENNOX

MEI INDUSTRIAL SOLUTIONS

Glendale Avenue

±406,027 SF Available

+5 miles to 10

CUBEWORK

LOGISTICUS Transport - Engineering - Warehousing

Sweetwater

Glendale Avenue

aps

303

TransPak

DOLLAR TREE

La-Z-boy

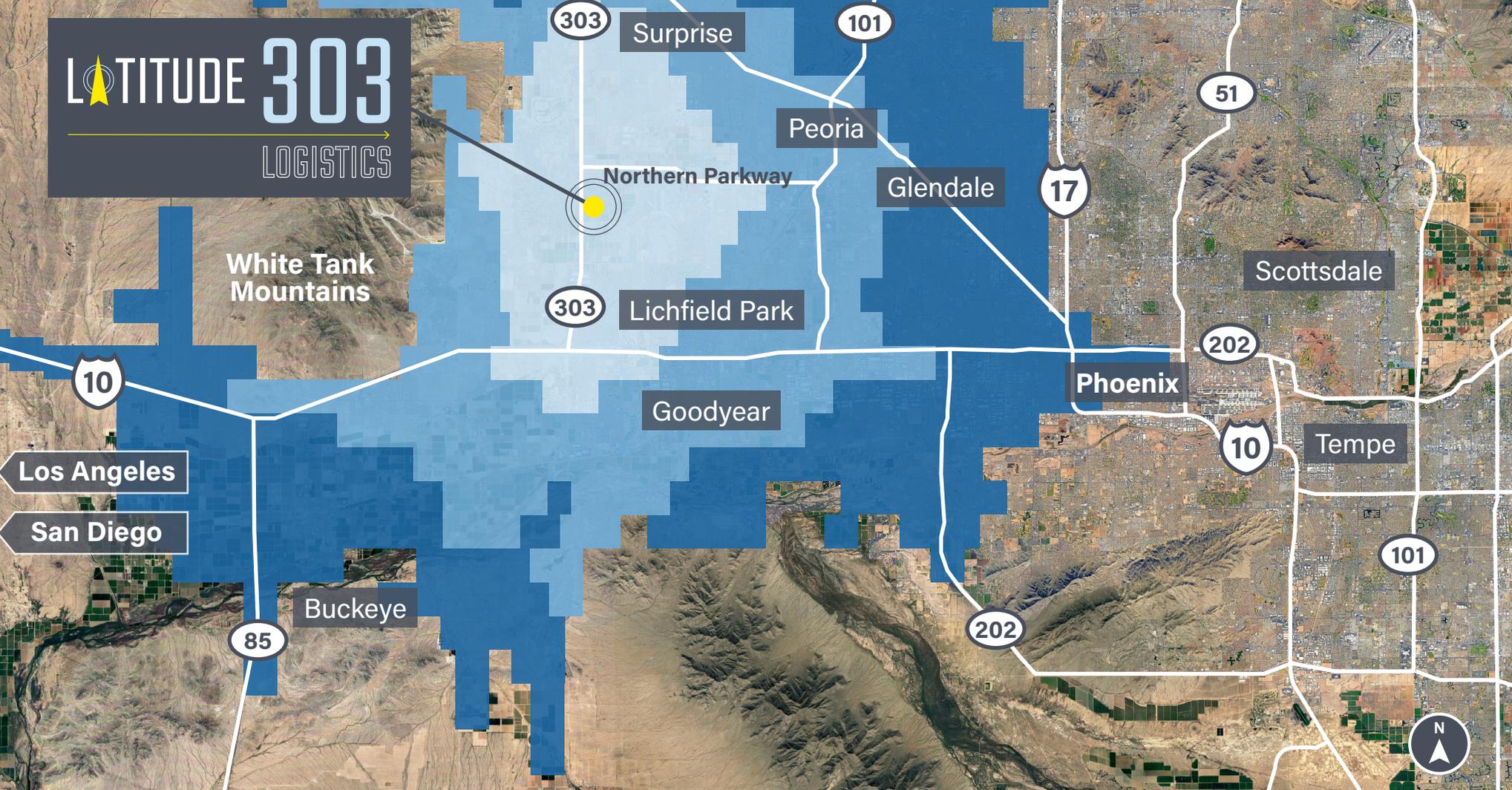


LATITUDE 303

LOGISTICS



- 10 minute drive
- 20 minute drive
- 30 minute drive



White Tank Mountains

Los Angeles

San Diego

Buckeye

Surprise

Peoria

Glendale

Scottsdale

Phoenix

Tempe

Lichfield Park

Goodyear

202

74

303

17

101

51

17

202

10

85

101



Area demographics (within a 30-minute drive)

Key facts



1,615,659
Total population



756,183
Total labor force

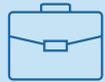


\$75,485
Median household income



35.2
Median age

Employment



61%
White collar



25%
Blue collar



14%
Services



4.0%
Unemployment rate

Education



28%
High school graduate



33%
Some college



26%
Bachelor's/grad/prof degree

Industry concentration



562
Transp./warehouse firms

52,509
Transp./warehouse employees



957
Manufacturing firms

57,429
Manufacturing employees

Retail amenities and services

6,538
Total retail businesses



2,306
Restaurants



746
Food stores



600
Banks

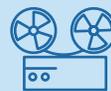


685
Auto dealers
& gas stations

11,196
Total services businesses



136
Hotels &
lodging



641
Movies &
amusements



2,762
Health services



742
Ed./institutions/
libraries



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