

up to **±85% reduction** in gross lease tax

Building 1

12815 West Northern Avenue Glendale, Arizona



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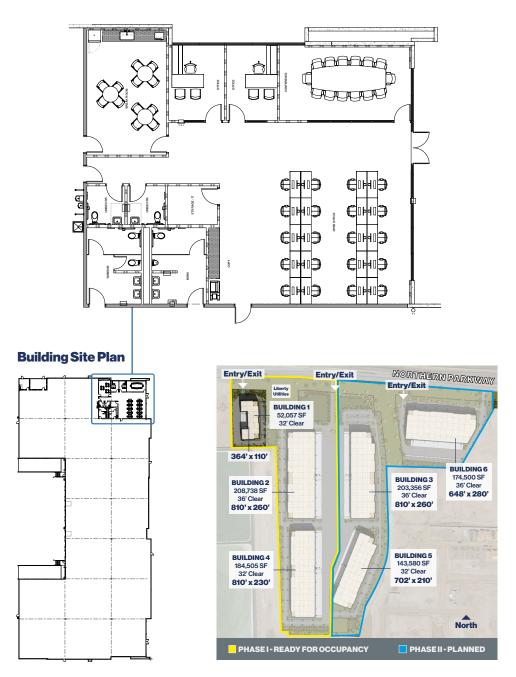


Building Specifications

Building 1

Building SF	52,057 SF
Building Dimensions	364' x 110'
Spec Suite SF	3,300 SF
Auto Parking	81 (1.55/1,000 SF)
Trailer Court Depth	135'
Dock Doors	8 (9' x 10')
Grade Level Doors	2 (12' x 14')
Load Capacity	(2) 40k lb capacity mechanical pit levelers
Slab Thickness	7" reinforced on ABC Fill
Column Spacing	52' x 50'
Speed Bay Dimensions	60'x 52'
Clear Height	32'
Green Energy	Pursuing LEED certification
Electrical Power	3,000 amps
Sprinklers	ESFR, K17
Cooling	HVLS
Lighting	LED warehouse lighting to deliver 30 foot candles average at 36" AFF, fixtures to have motion sensors and 15' whips
Taxes	Tenant pays 0.5% gross lease tax, Maricopa County

Spec Suite Plan



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