



WEST 202 LOGISTICS



CAPROCK
PARTNERS

Colliers



CapRock West 202 Logistics

West 202 logistics is a master-planned industrial development located on 183 acres at the I-10 and Loop 202 freeway interchange in infill Phoenix, comprised of eight buildings totaling +/- 3,400,000 sq. ft.

N 59th Avenue & West Van Buren Street, Phoenix, AZ

Introducing CapRock West 202 Logistics

CapRock is developing the premier eight-building planned industrial business park on 183 acres in the city of Phoenix totaling approx. 3,400,000 square feet.



NOV 2023

Overall



Phase I



CapRock West 202 Logistics

Construction Complete

TBD

Phase II



Phase I - Project Highlights

Building A

- 328,441 square feet
- 209,608 square feet available
- Single loaded warehouse
- 36-foot clear height
- 230 auto parking spaces
- 10 trailer parking spaces
- 2 drive-in ramp doors
- 58 dock high doors

Building D

- 289,331 square feet
- 94,999 square feet available
- Single loaded warehouse
- 32-foot clear height
- 202 auto parking spaces
- 4 drive-in ramp doors
- 47 dock high doors

Building B

- 532,713 square feet
- Cross dock warehouse
- 40-foot clear height
- 269 auto parking spaces
- 135 trailer parking spaces
- 4 drive-in ramp doors
- 79 dock high doors

Building E

- 340,502 square feet
- 190,400 square feet available
- Single loaded warehouse
- 36-foot clear height
- 205 auto parking spaces
- 41 trailer parking spaces
- 2 drive-in ramp doors
- 50 dock high doors

Building C

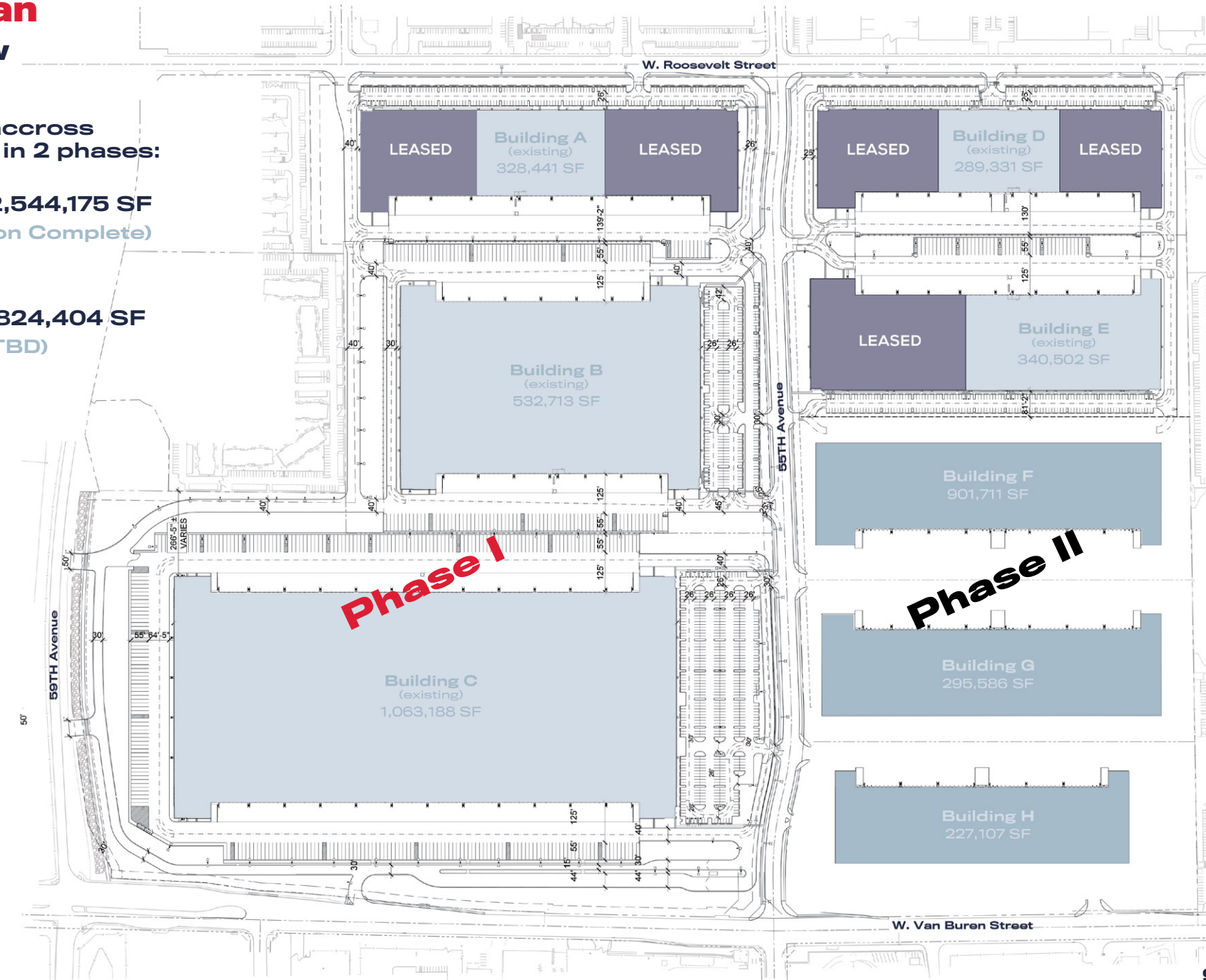
- 1,063,188 square feet
- Cross dock warehouse
- 40-foot clear height
- 500 auto parking spaces
- 279 trailer parking spaces
- 4 drive-in ramp doors
- 159 dock high doors

Site Plan Overview

3.4M+ SF across
±183 acres in 2 phases:

Phase I ±2,544,175 SF
(Construction Complete)

Phase II ±824,404 SF
(Delivering TBD)



Phase II - Project Highlights

Building F

- 301,711 square feet
- Single loaded warehouse
- 36-foot clear height
- 208 auto parking spaces
- 33 trailer parking spaces
- 4 drive-in ramp doors
- 47 dock high doors
- Full building HVAC
- R11 wall insulation
- Warehouse lighting
- 35,000 lb mechanical pit levelers at every other dock door

Building G

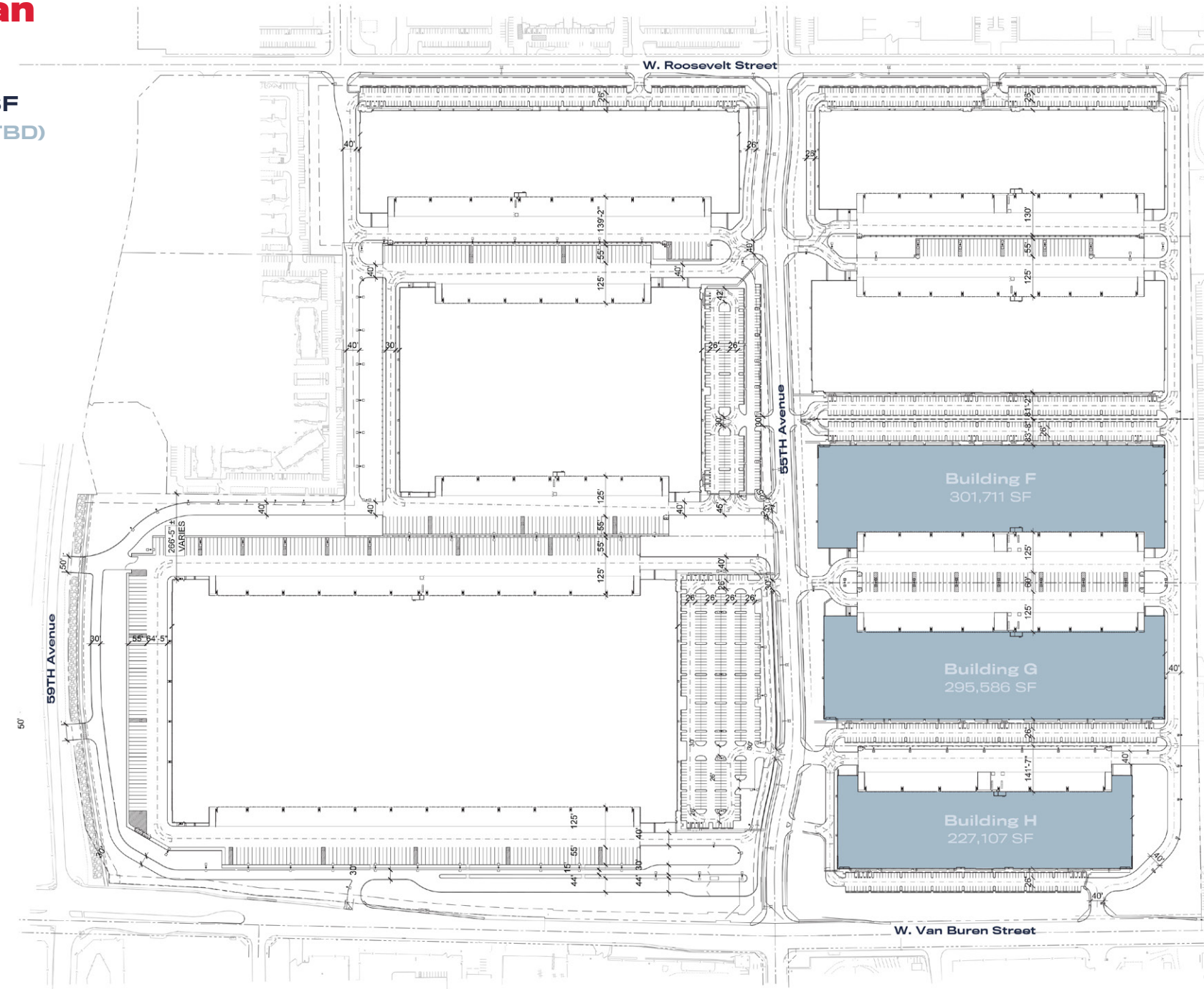
- 295,586 square feet
- Single loaded warehouse
- 36-foot clear height
- 197 auto parking spaces
- 32 trailer parking spaces
- 4 drive-in ramp doors
- 47 dock high doors
- Full building HVAC
- R11 wall insulation
- Warehouse lighting
- 35,000 lb mechanical pit levelers at every other dock door

Building H

- 227,107 square feet
- Single loaded warehouse
- 32-foot clear height
- 150 auto parking spaces
- 0 trailer parking spaces
- 4 drive-in ramp doors
- 45 dock high doors
- Full building HVAC
- R11 wall insulation
- Warehouse lighting
- 35,000 lb mechanical pit levelers at every other dock door

Site Plan Phase II

±824,404 SF
(Delivering TBD)





**Direct Access
To I-10 & 202
Freeways**

**Corporate
Neighbors:**

- AMAZON
- FEDEX
- TARGET
- CVS
- THE HOME DEPOT
- BUCKEYE RD
- PEPSICO

**WEST 202
LOGISTICS**

Kroger

amazon

ULTA
BEAUTY

amazon

amazon

Mor

Kellogg's

FedEx

CVS

TARGET

CINTAS

amazon

LG

Shaw
FLOORS

LIVING SPACES

PET SMART

amazon

amazon

CIRCLE K

RUSH
TRUCK CENTERS

Albertsons

THE HOME
DEPOT

COSTCO
WHOLESALE

PIZZA
PAPA JOHN'S

STAPLES

CARVANA

SaraLee
Fry's

PEPSICO

Sysco

MiTek

tyco

FedEx

WinCo
FOODS

GAP

THE HOME
DEPOT

CVS

LOWER BUCKEYE RD

VAN BUREN ST

MCDOWELL RD

107TH AVE

99TH AVE

91ST AVE

83RD AVE

75TH AVE

67TH AVE

59TH AVE

51ST AVE

43RD AVE

35TH AVE

Industrial CRE in PHX

The industrial market in Phoenix is firing on all cylinders. The Second Quarter 2021 was one of the most active in the past two decades with over 6.3 million square feet of net absorption, which set a record. In 2020, CapRock had a record 3 million net absorption, and in the first half of 2021 a record 12 million net absorption.



PHOENIX



WEST 202 LOGISTICS

Truck Service Analysis

From CapRock West 202 Logistics
Phoenix, AZ

1 Day Truck Service

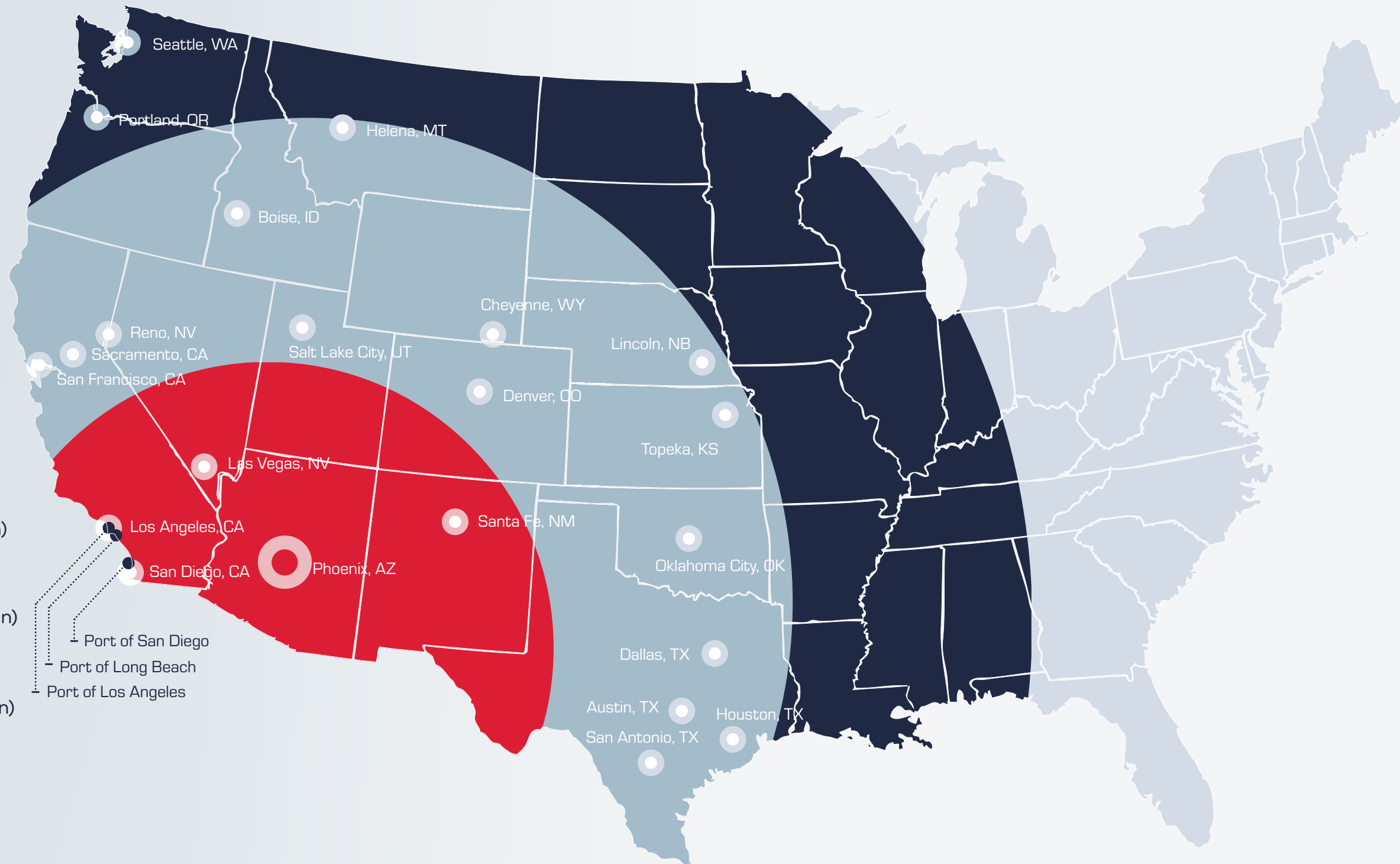
48,643,045 People (14.6% of U.S. population)

2 Day Truck Service

125,998,883 People (37.8% of U.S. population)

3 Day Truck Service

230,516,939 People (69.1% of U.S. population)



From CapRock West 202 Logistics
Phoenix, AZ

City	Distance (mi.)	Time (est.)
San Diego, CA	356	5h 01m
Los Angeles, CA	374	5h 10m
Port of Long Beach	382	5h 24m
Port of Los Angeles	383	5h 25m
Santa Fe, NM	481	7h 17m
Salt Lake City, UT	664	9h 38m
Reno, NV	750	10h 50m
San Francisco, CA	754	10h 23m
Sacramento, CA	756	10h 20m
Denver, CO	817	12h 08m
Cheyenne, WY	914	13h 26m
San Antonio, TX	982	13h 24m
Boise, ID	1001	14h 12m
Austin, TX	1,007	13h 59m
Dallas, TX	1,067	14h 33m
Helena, MT	1,146	16h 09m
Houston, TX	1,174	16h 02m
Portland, OR	1,334	18h 21m
Seattle, WA	1,507	20h 50m

Excellence in Industry.

It's who we are.



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