

PARK ALGODON



NWC INDIAN SCHOOL ROAD & LOOP 101
PHOENIX AZ

5 BUILDINGS | 121,829 SF - 555,619 SF IN PREMIER PHOENIX
WEST VALLEY LOCATION WITH DIRECT LOOP 101 FREEWAY
ACCESS AND VISIBILITY

CREATION

RE
PE



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 FRONTRAGE
- EXCESS TRAILER PARKING
- TWO PHASE PROJECT



PHASE 1 BUILDING B+C

BUILDING SIZE: 317,077 SF
CLEAR HEIGHT: 40'
TRAILER SPACES: 90
DOCK HIGH DOORS: 71
GRADE LEVEL DOORS: 4
DIMENSIONS: 728' X 420'
TRUCK COURTS: 185'
CAR PARKING: 294

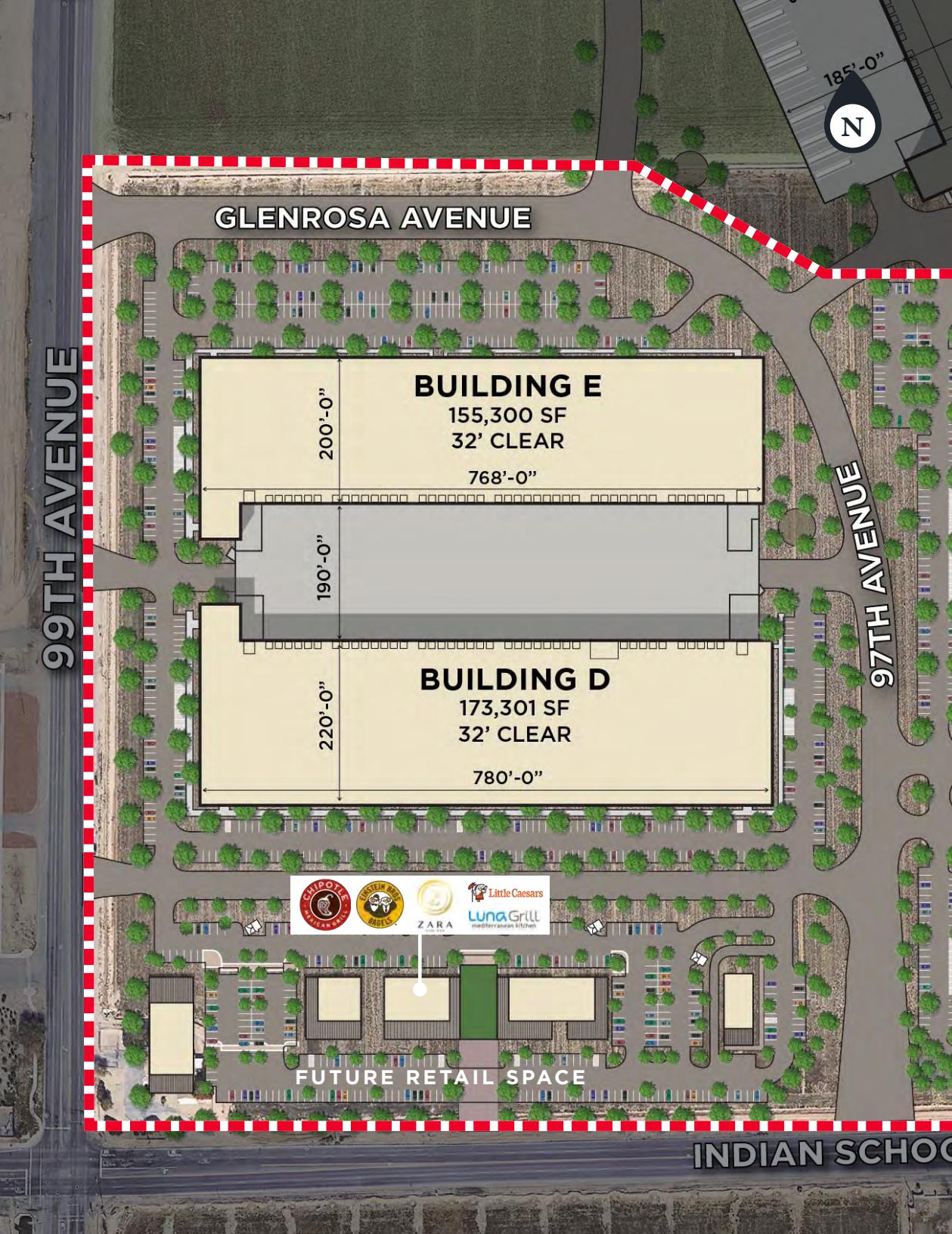
BUILDING SIZE: 121,829 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 35
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
TRUCK COURT: 130'
CAR PARKING: 230



PHASE 1 BUILDING D+E

BUILDING SIZE: 173,301 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 40
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
SHARED TRUCK COURT: 190'

BUILDING SIZE: 155,300 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 43
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
SHARED TRUCK COURT: 190'
CAR PARKING: 241



PHASE 2 BUILDING A

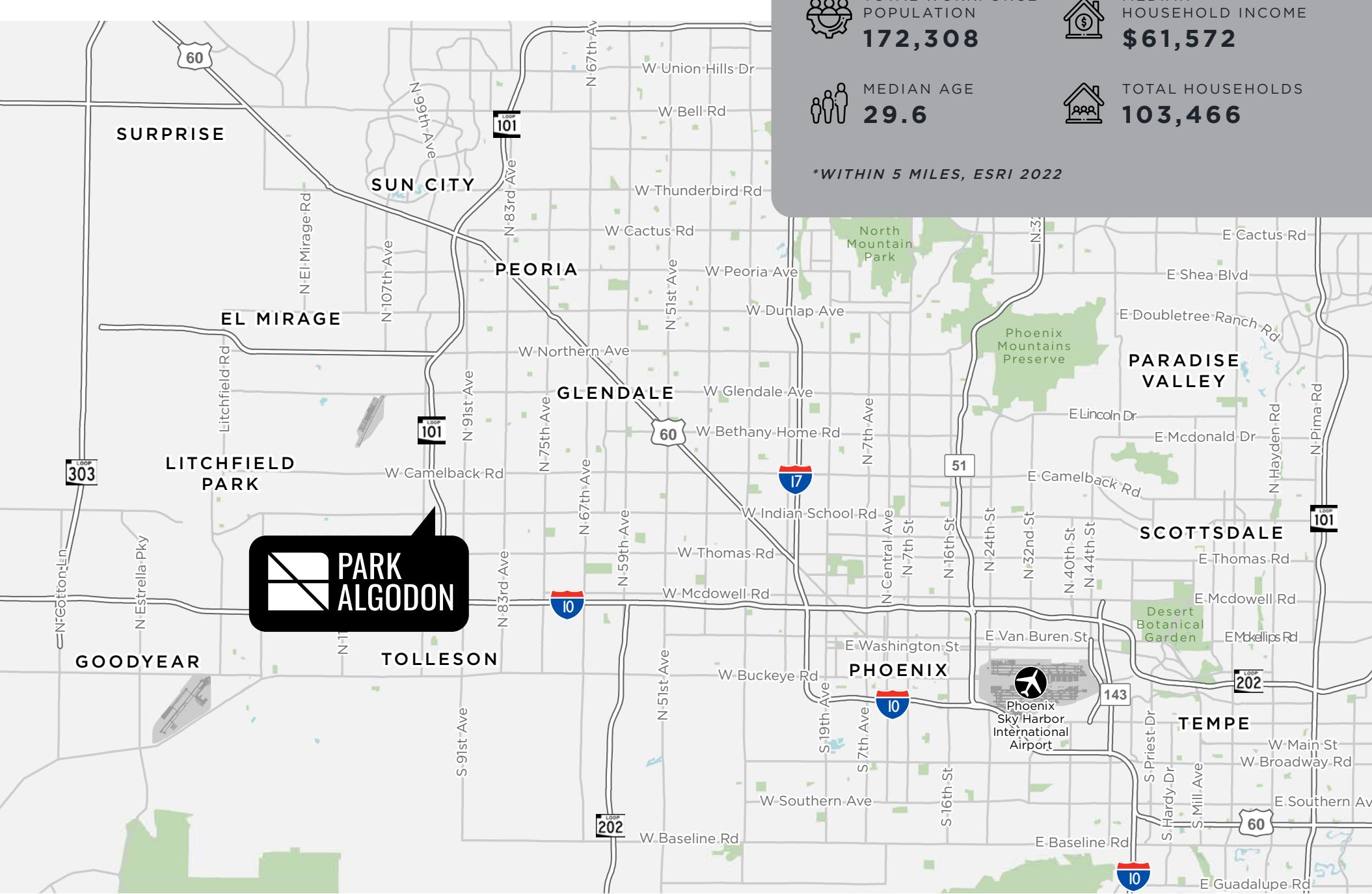
BUILDING SIZE: 555,619 SF
CLEAR HEIGHT: 40'
TRAILER SPACES: 112
DOCK HIGH DOORS: 104
GRADE LEVEL DOORS: 4
DIMENSIONS: 540' X 1008'
TRUCK COURTS: 185'
CAR PARKING: 355



BUILDING E
155,300 SF
32' CLEAR
768'-0"

BUILDING B
317,077 SF
20'-0"

SITE LOCATION



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.

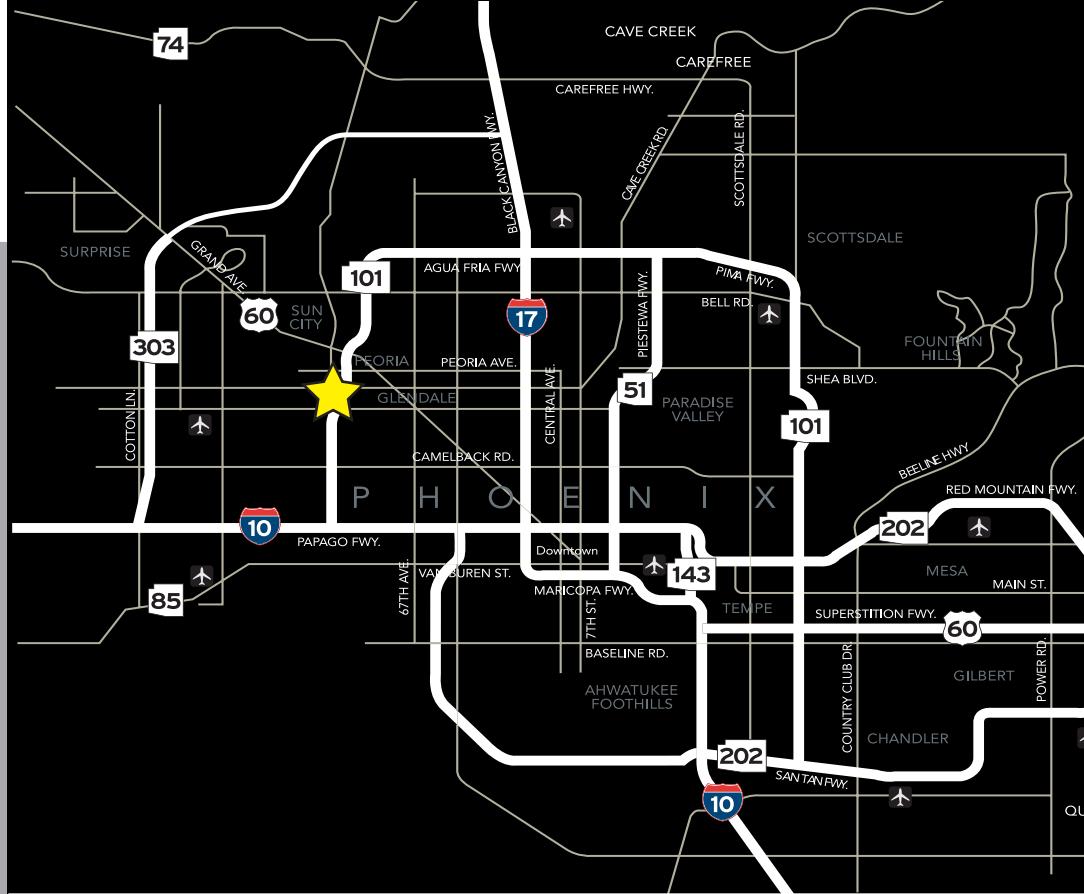
EMPLOYMENT/ECONOMY

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.



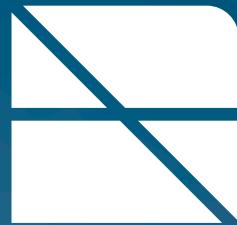
Shipping costs from Greater Phoenix to California are up to 75% lower than other Mountain West markets.

SURROUNDING TENANTS



MAJOR OCCUPIERS NEARBY





PARK ALGODON

ANDY MARKHAM, SIOR

Executive Vice Chairman
602 224 4408
andy.markham@cushwake.com

MIKE HAENEL

Executive Vice Chairman
602 224 4404
mike.haenel@cushwake.com

PHIL HAENEL

Vice Chairman
602 224 4409
phil.haenel@cushwake.com

JUSTIN SMITH

Senior Associate
602 586 5938
justin.p.smith@cushwake.com

CREATION RE

CLARION CP
PARTNERS

CUSHMAN &
WAKEFIELD

2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016 | ph:+1 602 954 9000 | fx:+1 602 253 0528 | cushmanwakefield.com

©2025 CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.