

SEC 99TH AVENUE
& BUCKEYE ROAD

99TH AVENUE

LOGISTICS CENTER



3-BUILDING INDUSTRIAL DEVELOPMENT

BUILDING 1 ±54,126 SF | **BUILDING 2** - LEASED | **BUILDING 3** - LEASED

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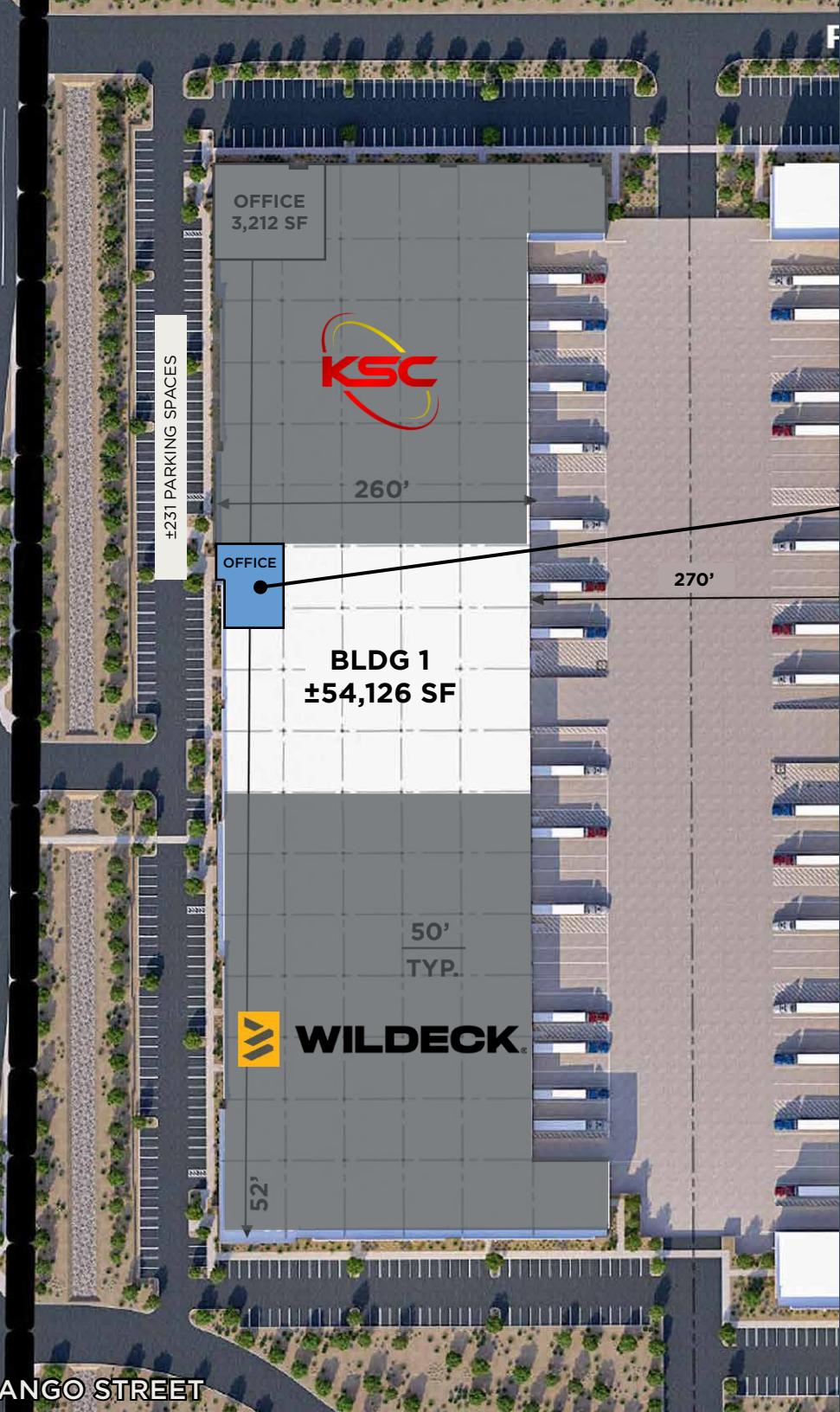


PROPERTY FEATURES

- ± 76.34 Total Acres
- Zoning: CP/GCP (Industrial)
- Direct Access To/From I-10 (on 99th Ave. – 1.7 Miles, 3 Minutes)
- I-10 Interstate Full Diamond Interchanges at 99th Avenue, 91st Avenue, and 107th Avenue
- 7 Points of Ingress/Egress



99TH AVENUE



BUILDING 1

1777 S 99TH AVENUE



- ±54,126 SF (Divisible)
- Clear Height: 32'
- 9 Dock High Door (12' x 14')
- Power: 500 amps
- 2 Grade Level Doors
- Bay Spacing: 50' X 52' (60' X 52' at Speed Bay)
- 7" Floor Slab Over 4" ABC Unreinforced Slab
- R-30 Insulation with White Scrim
- 1,486 SF Spec Office Suite (NW Corner)
 - Warehouse exterior wall insulation (above 10')
 - Two (2) 35,000 lb capacity mechanical pit levelers
 - Code-min warehouse ventilation system
 - High-bay LED warehouse lighting with motion sensors
 - Demising wall and remote warehouse restrooms designed/ permitted in case needed

MAJOR OCCUPIERS NEARBY

99TH AVENUE
LOGISTICS CENTER



STRATEGIC LOCATION



3 MILES
TO THE I-10



319 AMENITIES
WITHIN 3 MILES



20 MINUTES
TO PHX SKY HARBOR AIRPORT



40% LESS
OFFERS UP TO 40% LESS
OPERATIONAL COSTS THAN
CALIFORNIA



216,659
TOTAL RESIDENTIAL POPULATION
IN A 5-MILE RADIUS



TOP 5
STATE FOR PROJECTED GROWTH
PROSPECTS (FORBES)



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