

Ready for Occupancy



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180,000 - 522,480 SF

4 building industrial park with BTS opportunities

17000 West Glendale Avenue
Glendale | Arizona

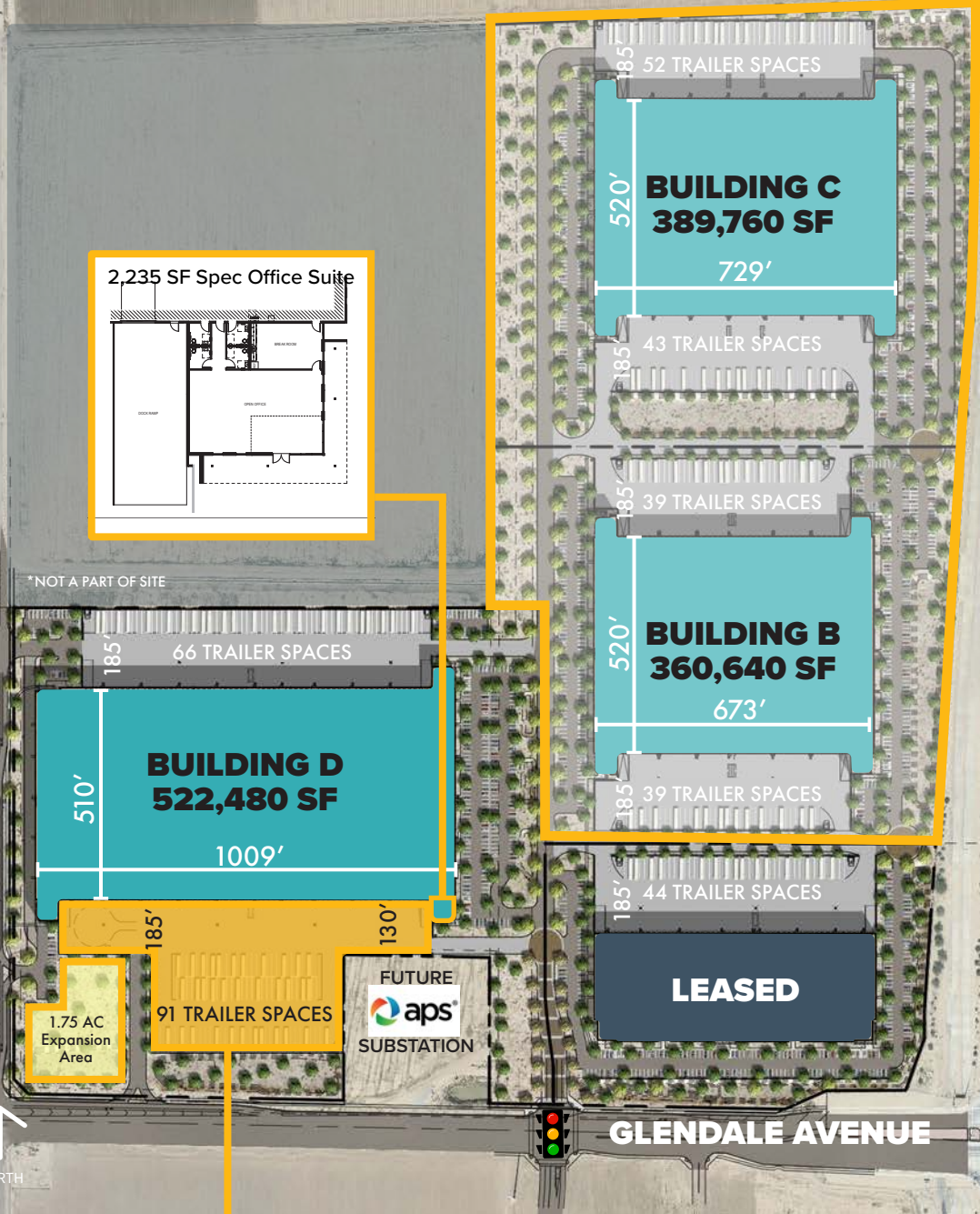


OUTRIGGER
INDUSTRIAL



COTTON LANE

Phase II Future Development



Phase I: Building D

- 522,480 SF (divisible)
- 40' clear height
- 510' building depth
- 50' x 56' typical column spacing; 60' speed bays
- 104 dock high doors; 4 (14' x 16') grade level doors
- 157 trailer drops
- 267 auto parking spots (expandable to 416)
- 130' - 185' gated truck courts
- 2,235 SF spec office suite
- Power: 6000A, 480/277V
- LED lighting
- (24) 40k lb. dock levelers
- 100% HVAC

Future Phase: Building B

- 360,640 SF (divisible)
- Build to suit opportunity
- 36' clear height
- 520' building depth
- 50' x 56' typical column spacing; 60' speed bays
- 66 dock high doors; 4 (14' x 16') grade level doors
- 78 trailer drops
- 347 auto parking spots (expandable to 432)
- 185' gated truck courts

Future Phase: Building C

- 389,760 SF (divisible)
- Build to suit opportunity
- 36' clear height
- 520' building depth
- 50' x 56' typical column spacing; 60' speed bays
- 70 dock high doors; 4 (14' x 16') grade level doors
- 95 trailer drops
- 318 auto parking spots
- 185' gated truck courts

Park Features:

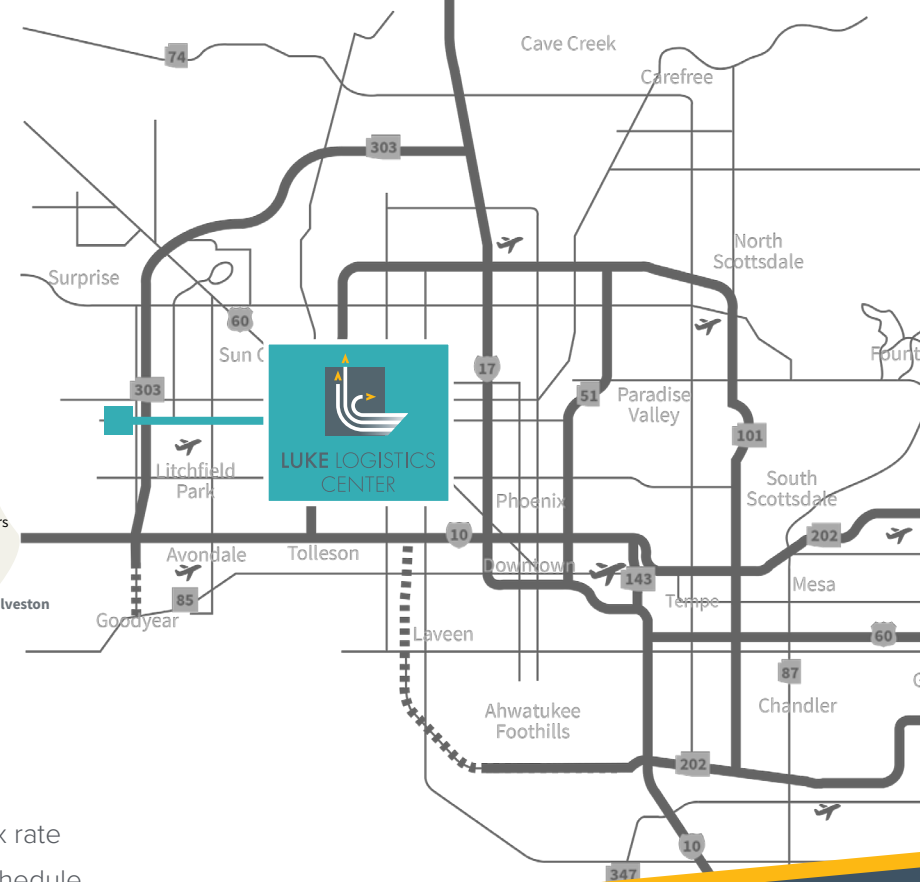
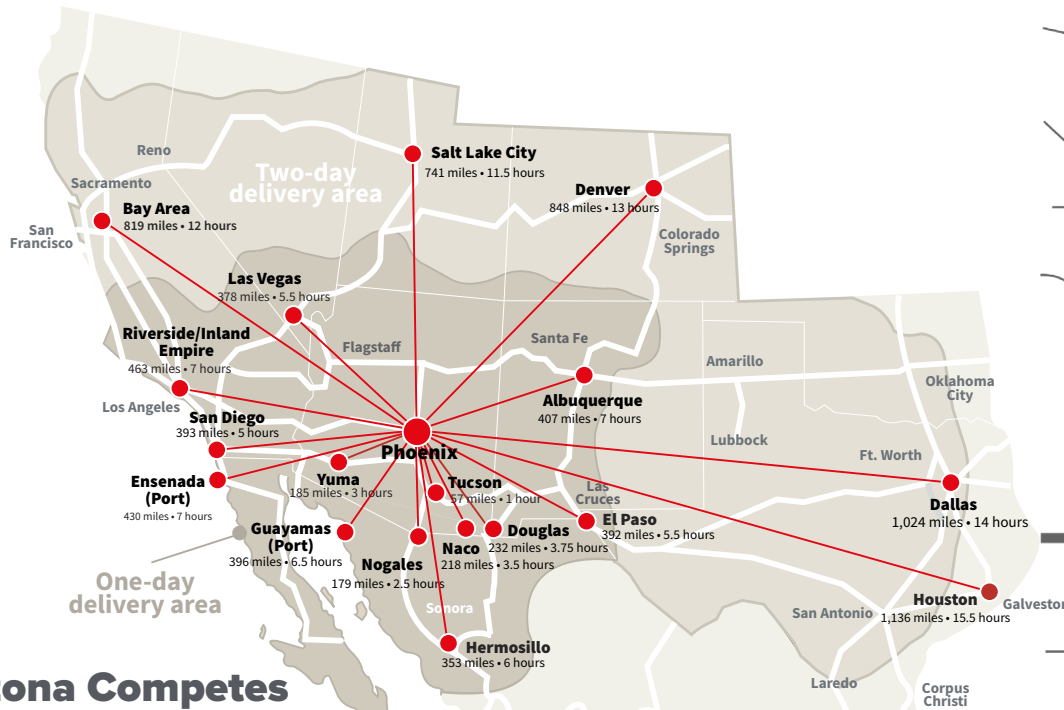
- Loop 303 frontage
- Full diamond interchange on Glendale Avenue
- PAD zoning, City of Glendale
- Adjacent to planned APS substation
- FTZ capable
- ESFR sprinkler systems
- R-36 roof insulation with white scrim sheet

Unprecedented: ±5 acre south truck court with opportunity for additional 1.75 acres expansion area

Prime Glendale Location

- Nearby corporate neighbors include Microsoft, a Fortune 2 E-Commerce Company, White Claw, REI, and Red Bull
- Proximate to the Northern Parkway, Loop 303, BNSF Trans-load railway, Loop 101, and Interstate 10
- ±14.5 million people within a 5-hour drive from Luke Landing
- ±47 million people within an 11-hour drive from Luke Landing
- Foreign Trade Zone capable
- Glendale is Arizona's 7th largest city with a population of over 252,000
- Glendale's Luke Air Force Base is home to the F-35 training program, which is the newest jet in the Air Force
- Accessible to a workforce of 1.7 million within a 30 minute commute
- Glendale is home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University
- Glendale's colleges and universities provide an economic impact of \$771 million





Arizona Competes

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

The West Valley

- 1.6 million people live in the West Valley
- 40% of Phoenix residents live west of I-17
- \$62,775 is the average annual income for households in the West Valley
- 62% of the West Valley population is workforce age
- 69% of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County
- 28% of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here

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