



INDUSTRIAL PARK

NWC Olive Road and Reems Road,
Glendale, Arizona

Phase I

Building A: 566,121 SF

Building B: 213,765 SF

Building C: 244,958 SF

Phase II Delivering Q1 2024

Building D: 235,040 SF

Building E: 297,439 SF



Jones Lang LaSalle Americas, Inc. License #: C0508577000

Overall Project Info:

Building A

- 566,121 SF
- Dock doors: 93
- Grade level doors: 4
- Auto parking: 748
- Trailer parking: 106
- Clear height: 36'
- Power: 3000 Amps, 480/277 V (3000 future)
- Floor thickness: 7" Over 4" compacted base
- Column spacing: 60' x 60' and 70' speed bays
- ESFR sprinklers
- Roof: TPO
- Fully secured concrete truck courts

Building B

- 213,765 SF
- Dock doors: 46
- Grade level doors: 4
- Auto parking: 311
- Clear height: 32'
- Power: 3000 Amps, 480/277 V (3000 future)
- Floor thickness: 6" unreinforced slab
- Column spacing: 52' x 53-4"
- 60' speed bays
- ESFR sprinklers
- Roof: TPO
- Shared secured concrete truck courts

Building C

- 244,958 SF
- Dock doors: 46
- Grade level doors: 4
- Auto parking: 355
- Clear height: 32'
- Power: 3000 Amps, 480/277 V (3000 future)
- Floor thickness: 6" unreinforced slab
- Column spacing: 52' x 60'
- 60' speed bays
- ESFR sprinklers
- Roof: TPO
- Shared secured concrete truck courts

Building D & E (*Preliminary Numbers)

- Building D: 235,040 SF
- Building E: 297,439 SF
- Combined dock doors: 80
- Combined grade level doors: 8
- Auto parking: 809
- Trailer parking: 61
- Building D clear height: 32'
- Building E clear height: 36'
- Power: 3,000 Amps, 480/277 V (per building)
- Floor thickness: 6" unreinforced slab
- Column spacing: 52' x 55' (each building)
- Building D 55' speed bays, Building E 60' speed bays
- ESFR sprinklers
- Roof: TPO



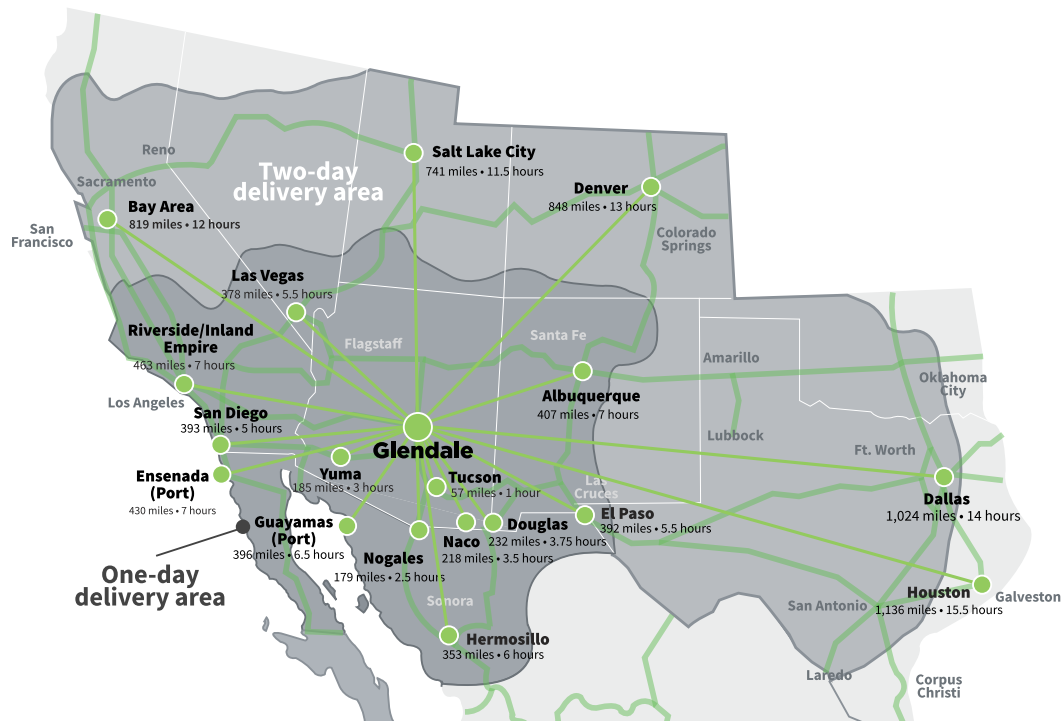
Demographics

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.

40% of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million.

62% of the West Valley population is workforce age.





The Arizona Advantage

- 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



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