

up to **±85% reduction** in gross lease tax

Building 4

12795 West Northern Avenue
Glendale, Arizona

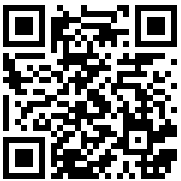


Northern Parkway

Logistics Hub



Click or Scan



Space Calculator

READY FOR OCCUPANCY

For more information:

John Lydon, SIOR
Sr. Managing Director
T: +1 602 282 6326
M: +1 773 617 6511
john.lydon@jll.com

Kelly Royle
Vice President
T: +1 602 282 6258
M: +1 602 814 1583
kelly.royle@jll.com

Anthony Lydon, SIOR
Vice Chairman
T: +1 602 282 6268
M: +1 602 469 1843
aj.lydon@jll.com

Nicole Marshall
Associate
T: +1 602 282 6300
M: +1 951 723 0943
nicole.marshall@jll.com



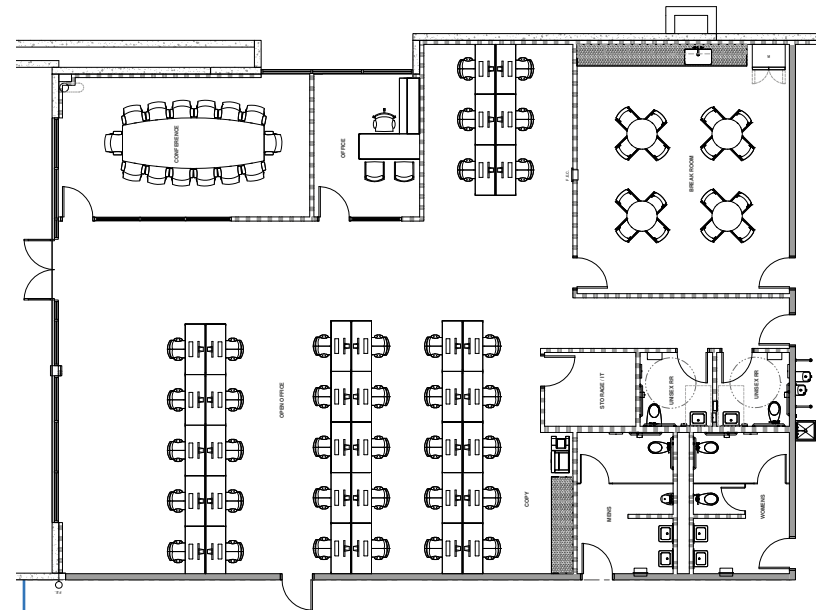
Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

Building Specifications

Building 4

Building SF	± 76,114 SF
Building Dimensions	331' x 230'
Spec Suite SF	4,000 SF
Auto Parking	100 (1.44/1,000 SF)
Trailer Parking	22
Trailer Court Depth	135'
Dock Doors	19 (9' x 10')
Grade Level Doors	2 (12' x 14')
Load Capacity	40k lb capacity mechanical pit levelers spread out evenly (roughly every 4th door)
Slab Thickness	7" reinforced on ABC Fill
Column Spacing	40' x 54'
Speed Bay Dimensions	60' x 54'
Clear Height	32'
Green Energy	Pursuing LEED certification
Electrical Power	480/277v (APS)
Sprinklers	ESFR, K17
Warehouse Cooling	HVAC
Lighting	LED warehouse lighting to deliver 30 foot candles average at 36" AFF, fixtures to have motion sensors and 15' whips
Taxes	Tenant pays 0.5% gross lease tax, Maricopa County

Spec Suite Plan



Building Site Plan

