



**Northern
Parkway**
Logistics Hub

6 Building Industrial Park

Northern Parkway & 125th Avenue,
Glendale, Arizona

Northern Parkway

Logistics Hub

- A new 6-building industrial park located along the south side of Northern Parkway
- Project sits on a county island - Commercial Rental Tax is only 0.5% compared to 3.3% (Surprise) and 3.4% (Glendale)
- Halfway between Loop 101 and Loop 303
- This convenient location will provide much needed mid-size multi-tenant product
- Buildings ranging from $\pm 50,000$ SF to $\pm 208,000$ SF
- 5 miles (5 minute drive) from the Loop 101
- 4 miles (5 minute drive) from the Loop 303
- Surrounded by amenities and provides unprecedented access to two of the Valley's major freeways

Why West Valley:

- Upwards of 1.8 million people reside in the West Valley, with projections showing continued growth
- Several universities and educational institutions: Grand Canyon University (GCU), Midwestern University, Webster University, Carrington College and more
- West Valley is home to 984 businesses and 43,890 employees in the manufacturing market

Site plan



PHASE I - READY FOR OCCUPANCY

PHASE II - PLANNED

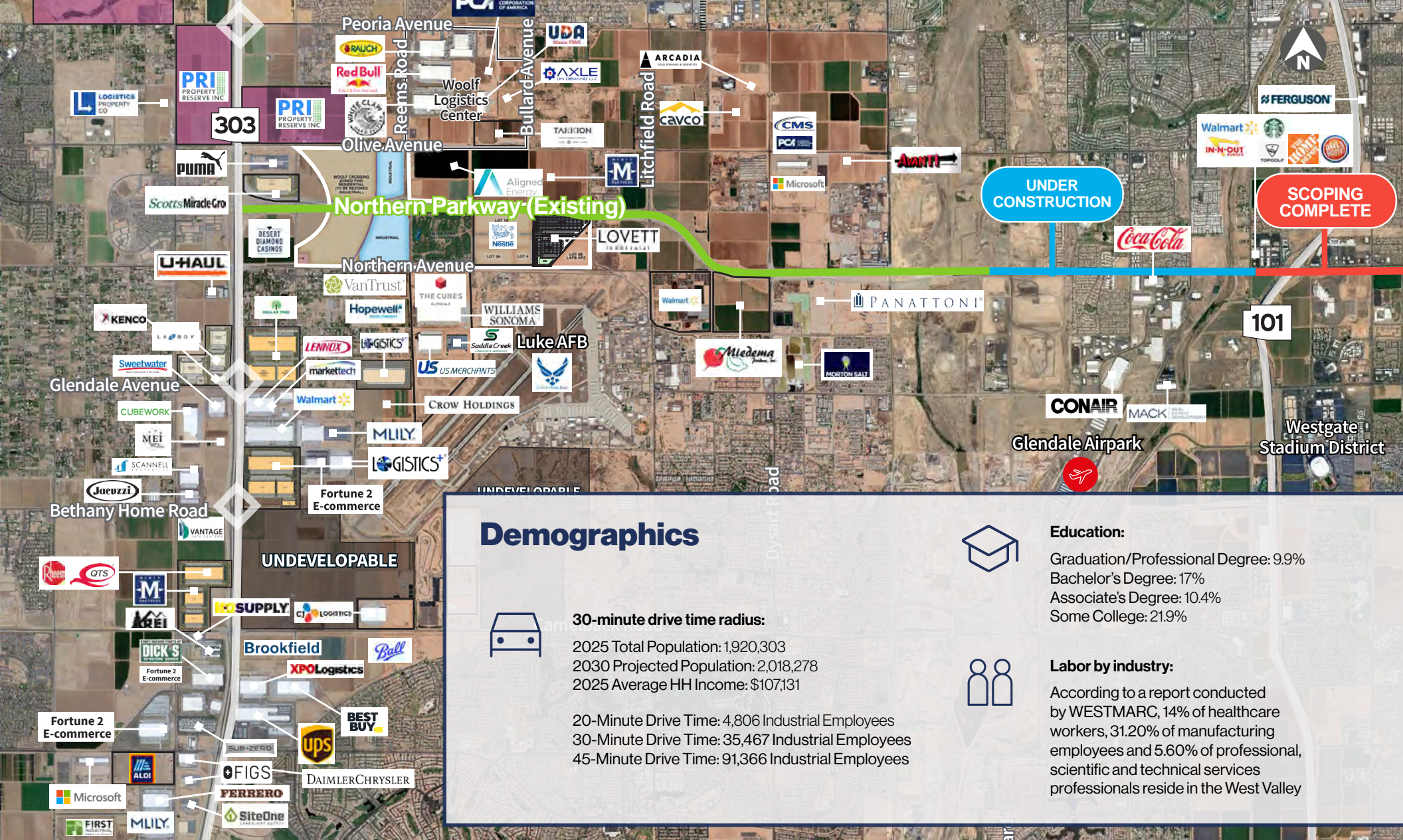
Building Specifications

PHASE	PHASE 1	PHASE 1	PHASE 2	PHASE 2	PHASE 2
PROJECT SPECS	BUILDING 2	BUILDING 4	BUILDING 3	BUILDING 5	BUILDING 6
Building SF	208,738 SF (Divisible)	± 76,114 SF	203,356 SF	143,580 SF	174,500 SF
Spec Office Sizes	3,645 SF	4,000 SF	To Suit	To Suit	To Suit
Auto Parks	270	100	257	206	174
Trailer Court Depth	135'	135'	135'	135'	135'
Trailer Parking	40	22	29	0	43
Dock Doors	46	19	46	32	29
Grade Level Doors	4	2	4	2	2
Slab Thickness	7" on 4" ABC Fill	7" on 4" ABC Fill	7" on 4" ABC Fill	7" on 4" ABC Fill	7" on 4" ABC Fill
Column Spacing	50' x 54'	40' x 54'	50' x 54'	50' x 54'	60' x 54'
Speed Bay Dimensions	60' x 54'	60' x 54'	60' x 54'	60' x 54'	60' x 54'
Clear Height	36'	32'	36'	32'	36'
Electrical Power	6,000 amps	480/277v (APS)	6,000 amps	6,000 amps	6,000 amps
Sprinklers	K-25 Heads	K-17 Heads	ESFR	ESFR	ESFR
Construction Status	Ready for Occupancy	Ready for Occupancy	Planned	Planned	Planned



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Demographics



30-minute drive time radius:

2025 Total Population: 1,920,303
 2030 Projected Population: 2,018,278
 2025 Average HH Income: \$107,131

20-Minute Drive Time: 4,806 Industrial Employees
 30-Minute Drive Time: 35,467 Industrial Employees
 45-Minute Drive Time: 91,366 Industrial Employees



Education:

Graduation/Professional Degree: 9.9%
 Bachelor's Degree: 17%
 Associate's Degree: 10.4%
 Some College: 21.9%



Labor by industry:

According to a report conducted by WESTMARC, 14% of healthcare workers, 31.20% of manufacturing employees and 5.60% of professional, scientific and technical services professionals reside in the West Valley

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