

303

LOGISTICS



SWC Loop 303 & Glendale Avenue
349,663 square foot spec building

Glendale, Arizona



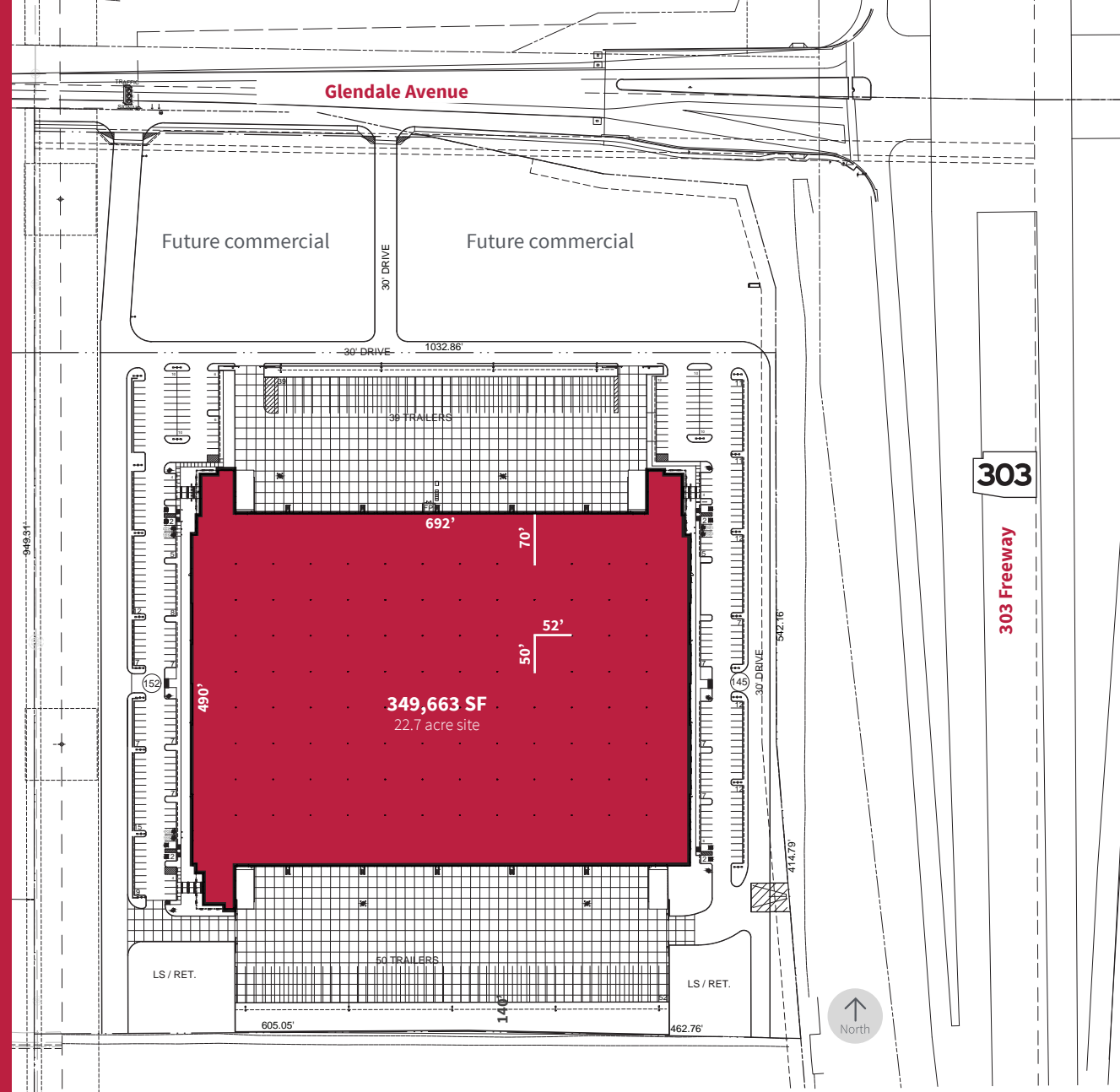
Jones Lang LaSalle Americas, Inc. License #: CO508577000

Property features

- 349,663 SF building on a 22.7 acre site
- 490' x 692' building dimensions
- 36' clear height
- 52' x 50' column spacing
- 224' and 250' truck courts (8" unreinforced concrete)
- 75 (9' x 10') dock high doors; 4 (14' x 14') grade level doors
- 89 trailer parking spaces
- 297 auto parking spaces
- ESFR sprinkler system
- Fully gated / secure site
- Clerestory windows
- Panelized roof system with R-30 batt insulation
- White scrim under roof deck
- Warehouse walls painted white
- Power: APS
- Water/Sewer: EPCOR
- Loop 303 freeway frontage
- Immediate access to Loop 303 at Glendale Avenue and Bethany Home Road
- Approximately 1.5 miles to Northern Parkway
- Approximately 5 miles from I-10
- Corporate neighbors nearby include Dick's Sporting Goods, REI, Subzero, XPO Logistics, Microsoft, & UPS

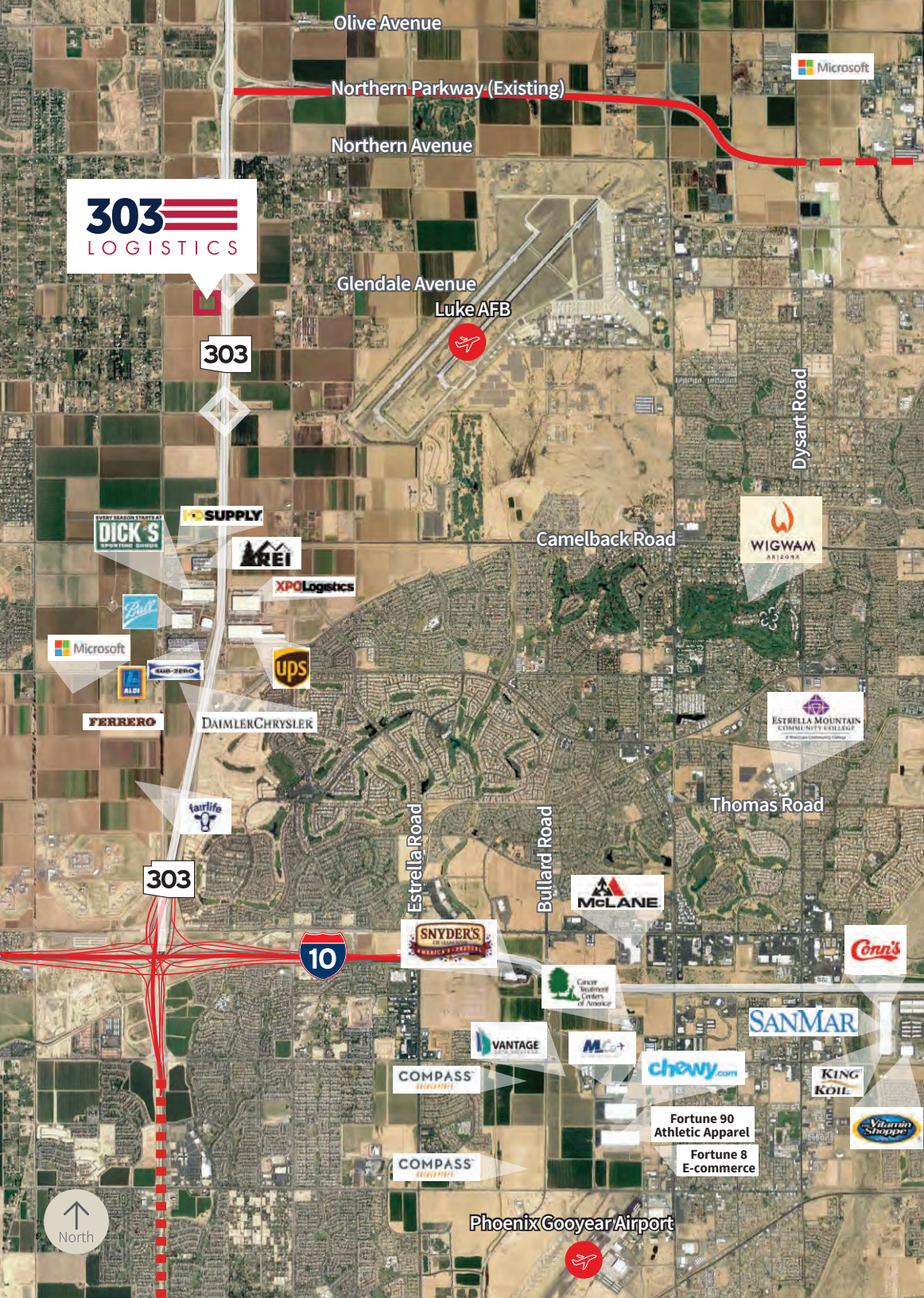
Foreign Trade Zone (capable)

- 72% reduction in real property tax
- 72% reduction in personal property (equipment) tax
- Duty Deferral
- Duty Elimination
- Reduced customs reporting entries



The West Valley, Arizona

- 1.6 million people live in the West Valley
- \$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
- Top Employers include: Banner Health, Luke Air Force Base, Amazon, PetSmart, Swift, FedEx



30 minute drive time

Population: **1,340,437**
 Households: **449,460**
 Families: **323,815**
 Average Size: **2.95**
 Median Age: **34.2**
 Median Household Income: **\$52,861**
 Average Household Income: **\$67,698**

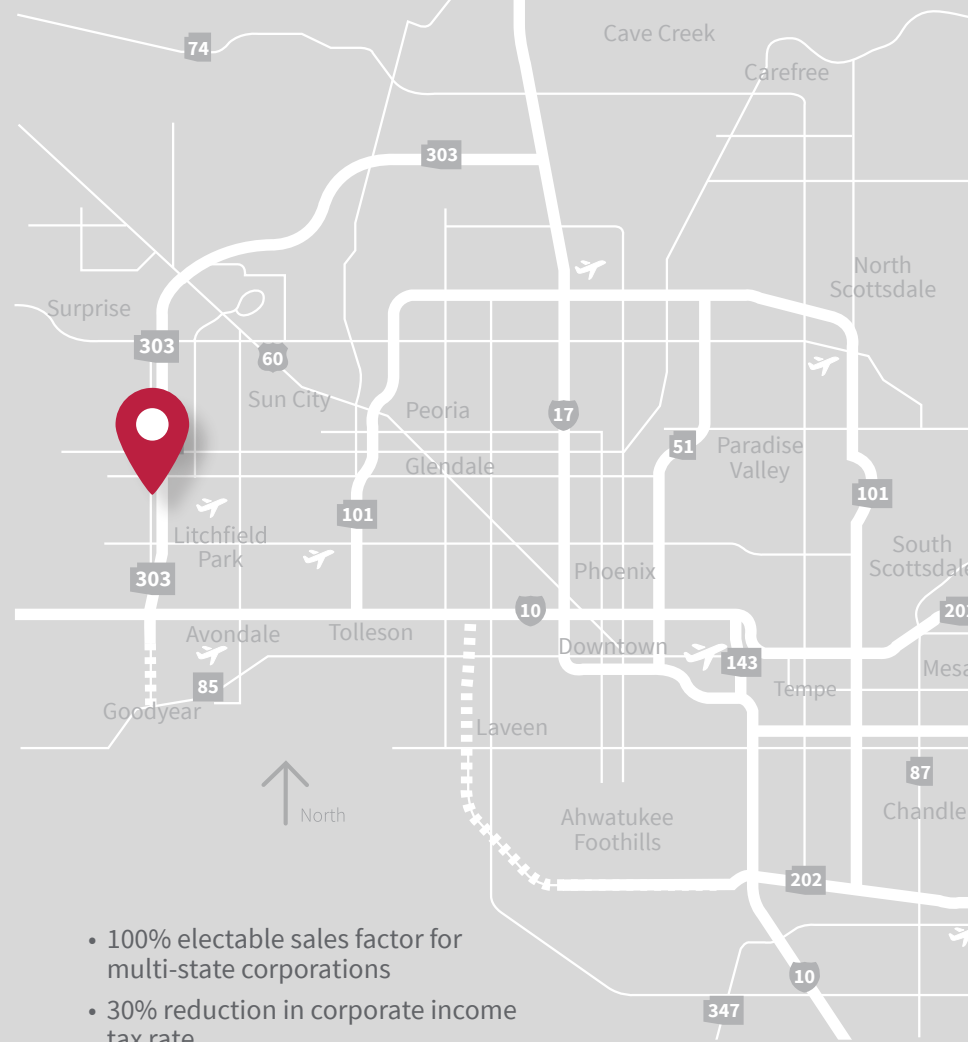
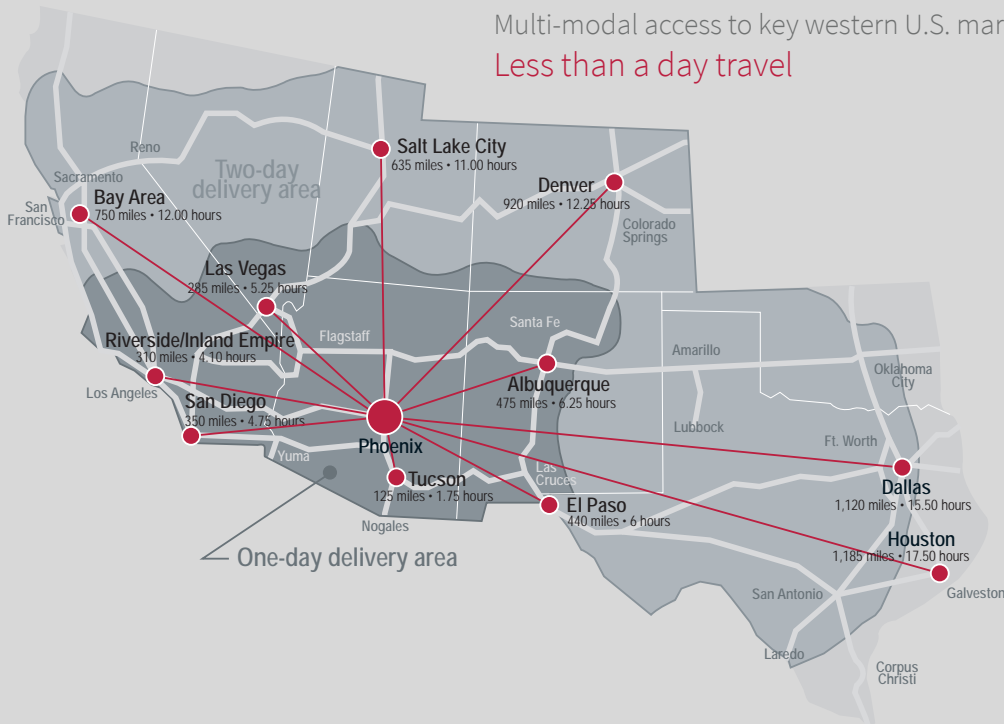
Trends, 5 year projected growth

Population: **9.7%**
 Households: **9.3%**
 Families: **9.0%**
 Median Household Income: **8.9%**

Recent corporate commitments include:



Multi-modal access to key western U.S. markets
Less than a day travel



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Arizona Competitiveness

- 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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