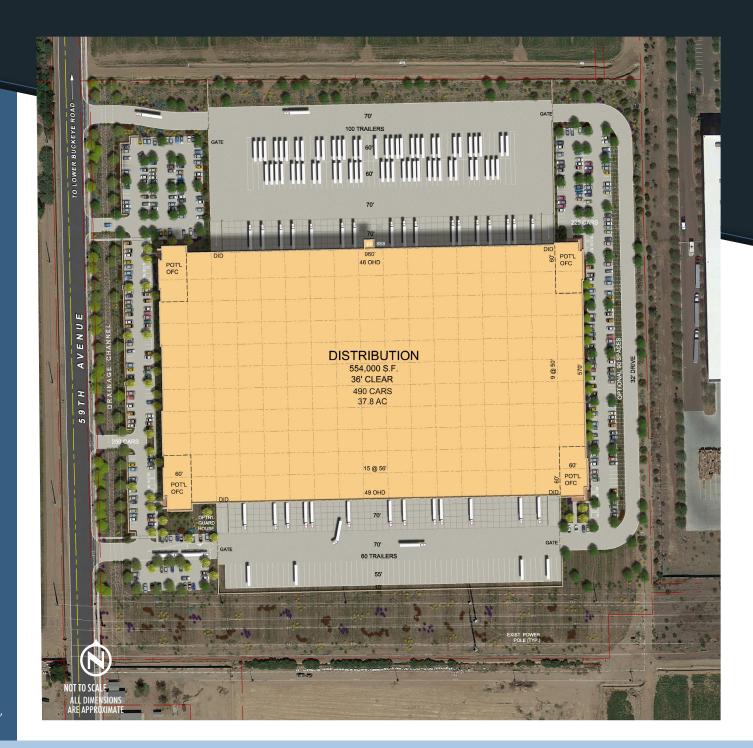
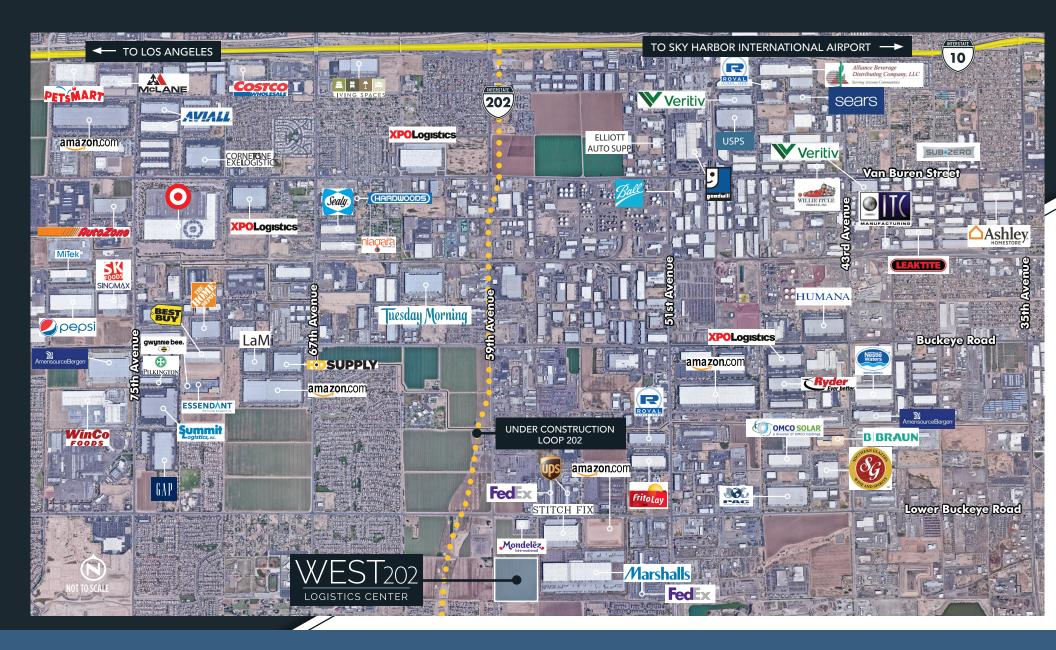




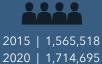
## PROPERTY FEATURES

- ±36′ Clear
- 475 Car Parks (Expandable)
- 160 Trailer Parks, 100 of which are Located at the North End of the Building
- ±330′ Truck Maneuverability on the North End
- ±195′ Truck Maneuverability on the South End
- A-1 Zoning
- ±56'x±50' Column Spacing
- 95 Dock Doors (±9'x±10')
- 4 Grade-Level Doors (±12′x±14′)
- ±60′ Speed Bays
- 3,600 Amps of 277/480 3 Phase
  Power (Expandable to 7,200 Amps)
- Capability to Fully Secure Truck Courts
- Divisible with Full Site Circulation
- Excellent Visibility Along Future Loop
  202 (Estimated Completion is 2019)
- Excellent Access to Loop 202
  Freeway via the Full-Diamond
  Interchanges at Lower Buckeye Road
  and Broadway Road
- Immediate Proximity to FedEx Freight, FedEx Ground, and UPS Freight





**PROJECTED WEST VALLEY POPULATION GROWTH** 



2030 | 2,094,824

DID YOU KNOW?



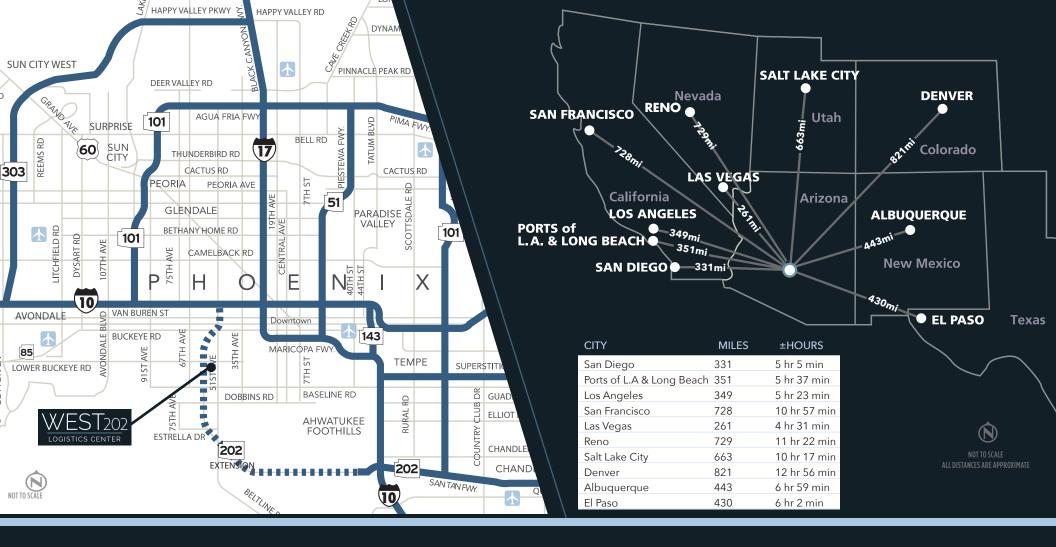
1.6 million people live in the West Valley



62% of the West Valley population is workforce age



of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County



**CBRE** 

**Trammell Crow Company** 



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59TH AVENUE & LOWER BUCKEYE

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