



SARIVAL

LOGISTICS CENTER

NEC LOOP 303/BETHANY HOME ROAD
GLENDALE, ARIZONA



**1,156,860 SF CLASS A INDUSTRIAL DEVELOPMENT
WITH PREMIER FREEWAY VISIBILITY | PHASE 1**

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NEC LOOP 303/BETHANY HOME ROAD
GLENDALE, ARIZONA

- ▶ TOTAL PROJECT: 2,151,359 SF
- ▶ PROPERTY SIZE: 148 acres
- ▶ FREEWAY VISIBILITY
- ▶ 7 POINTS OF INGRESS/EGRESS
- ▶ MONUMENT & BUILDING SIGNAGE

PHASE 1

- ▶ BUILDING A: 1,156,860 SF
- ▶ SPEC OFFICE: 5,000 SF
- ▶ BUILDING A DIMENSIONS: 570' x 2016'
- ▶ CAR PARKING (BLDG A): 795 parking spaces
- ▶ TRAILER STALLS: 395
- ▶ TRUCK COURT DEPTH: 190 Minimum (all concrete)
- ▶ COLUMN SPACING: 50 X 56, 60' SPEED BAYS
- ▶ CLEAR HEIGHT: 40'
- ▶ DOCK EQUIPMENT: TO SUIT
- ▶ FIRE PROTECTION: ESFR
- ▶ POWER: 6000 AMPS
- ▶ FLOORS: 7"
- ▶ WAREHOUSE LIGHTING: LED
- ▶ INSULATION: R-38

PHASE 2

- ▶ COMBINABLE TO 1,200,000+ SF





<1 MINUTE
TO 303

<5 MINUTES
TO I-10 VIA 303



16 MINUTES
TO PHOENIX
GOODYEAR AIRPORT

28 MINUTES
TO PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



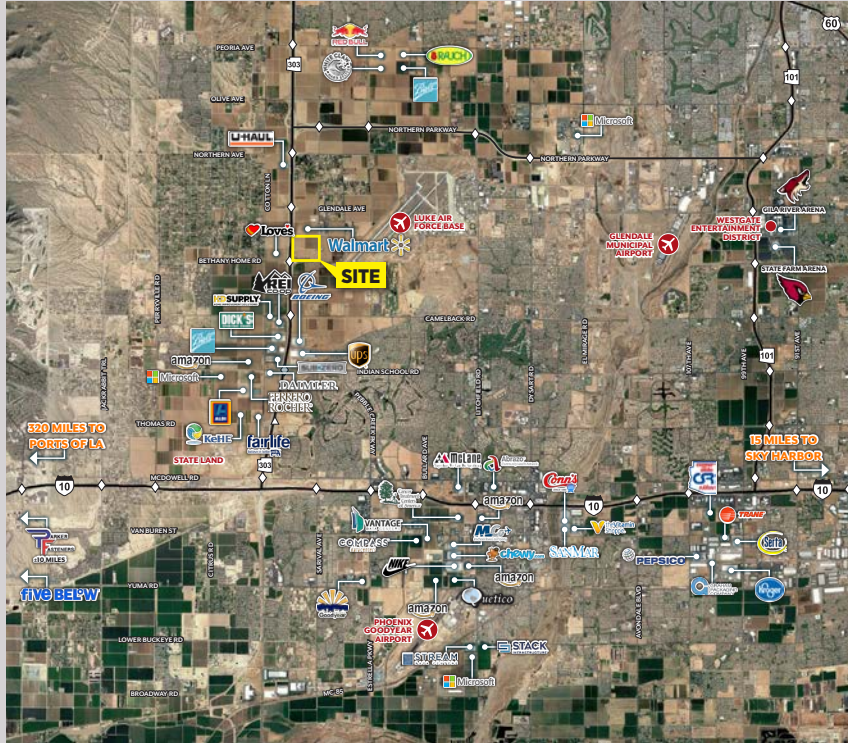
27 MINUTES
TO DOWNTOWN PHOENIX

5.5 HOURS
TO PORTS OF LA

4 HOURS
TO INLAND EMPIRE

WHY GLENDALE?

CORPORATE NEIGHBORS



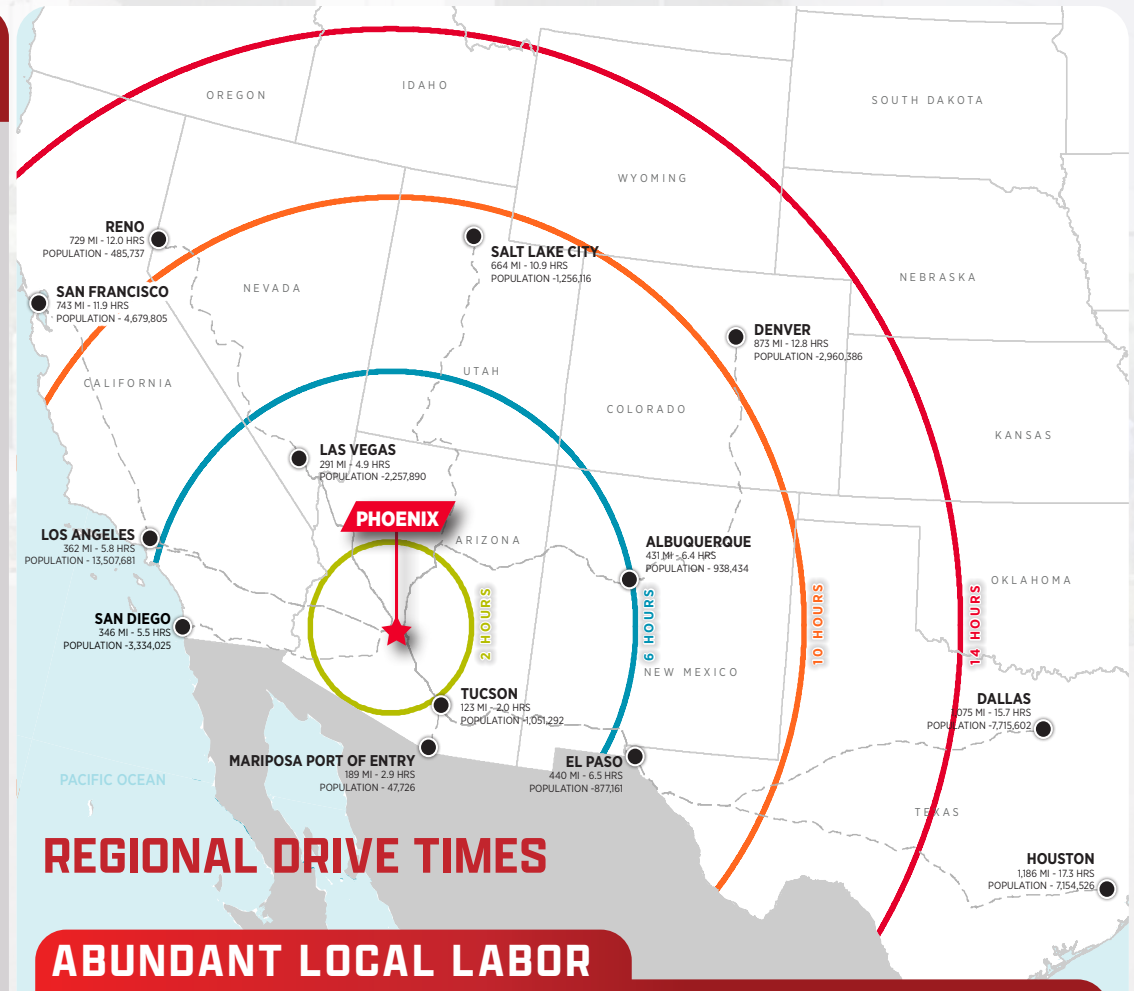
DEMOGRAPHICS & PROJECTED GROWTH

2020

POPULATION: 248,267
 HOUSEHOLDS: 85,298
 INCOME: \$75,273
 MEDIAN AGE: 33

2025

POPULATION: 262,420
 HOUSEHOLDS: 90,016
 INCOME: \$83,447
 MEDIAN AGE: 34



REGIONAL DRIVE TIMES

ABUNDANT LOCAL LABOR

2 MILLION

WORKERS
IN GREATER
PHOENIX
AREA

YOUNG

WORKFORCE,
NATIONAL
AVERAGE IS 37.2
WHILE
ARIZONA IS 36

84.6%

EDUCATED
POPULATION
WITH HIGH SCHOOL
DEGREE OR HIGHER
IN GLENDALE

GLENDALE MAJOR INDUSTRIES:

SERVICES, RETAIL,
TRADE, FINANCE,
INSURANCE,
REAL ESTATE

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