

For Lease or For Sale

VIRGIN

INDUSTRIAL PARK

15697 - 15685 West Hatcher Road,
Waddell, AZ 85355



Click or Scan
VirginIndustrialPark.com



Click or Scan
[Property Video](#)



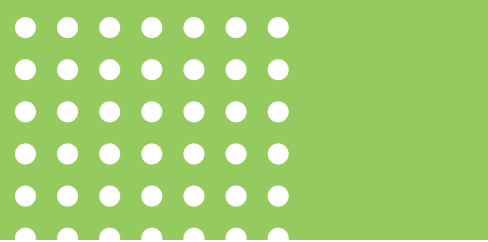
Jones Lang LaSalle Americas, Inc. License #: CO508577000

Phase I Ready for Occupancy

Building B: 213,764 SF

Building C: 79,604 SF

Overall Project Info:



Building B: 15697 W Hatcher Road

- 213,764 SF (divisible)
- Dock doors: 46 (9' x 10')
- Grade level doors: 4 (12' x 14')
- Auto parking: 311
- Clear height: 32'
- Power: 3000 Amps, 480/277 V (3000 future)
- 6" unreinforced slab over 4" ABC, 4000 PSI
- Column spacing: 52' x 53' 4" and 60' speed bays
- ESFR sprinklers
- Roof: 60mil TPO; 20-yr warranty
- Shared secured concrete truck courts

Building C: 15685 W Hatcher Road

- 79,604 SF
- Dock doors: 16 (9' x 10')
- Grade level door: 1 (12' x 14')
- Auto parking: Ample
- Clear height: 32'
- Power: 1000 Amps, 480/277 V (3000 future)
- 6" unreinforced slab over 4" ABC, 4000 PSI
- Column spacing: 52' x 60' and 60' speed bay
- ESFR sprinklers
- Roof: 60mil TPO; 20-yr warranty
- Shared secured concrete truck court

Make-Ready Improvements

Building B

- ±3,300 SF spec office
- LED lighting
- Warehouse HVAC

Building C

- LED lighting
- Warehouse HVAC



The Arizona Advantage

- 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



Click or Scan
VirginIndustrialPark.com



Click or Scan
Property Video

Marc Hertzberg, SIOR
Vice Chairman
+1 602 282 6269
marc.hertzberg@jll.com

Riley Gilbert, SIOR
Vice Chairman
+1 602 282 6271
riley.gilbert@jll.com

Kelly Royle
Vice President
+1 602 282 6258
kelly.royle@jll.com



GRAYCOR



HILGARTWILSON

CUBEWORK

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.