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±734,800 SF (DIVISIBLE)

NEWLY DELIVERED! CONSTRUCTION & SPEC IMPROVEMENTS COMPLETE

8700 N Sarival Ave
Glendale, AZ 85355



CBRE



PROPERTY OVERVIEW

- ✂ Total Site: ±98.6 Acres
- ✂ Located on the Northeast corner of Loop 303 & Northern Parkway, Glendale, AZ
- ✂ Zoning: PAD; City of Glendale
- ✂ Loop 303 & Northern Parkway Visibility
- ✂ Corporate Neighbors Include: Boeing, Walmart, Lennox, Marketch, Ball Corp, Red Bull, White Claw, UPS, HD Supply, REI, Dick's Sporting Goods, Sub-Zero, Ferrero, Daimler, Mlily, Amazon, Aldi, and more

DEMOGRAPHICS 10 MILE RADIUS AT A GLANCE



2023 POPULATION
±571,898



2028 PROJECTED POPULATION
±604,550



MEDIAN AGE
39.8



2023 AVERAGE HOUSEHOLD INCOME
\$101,904

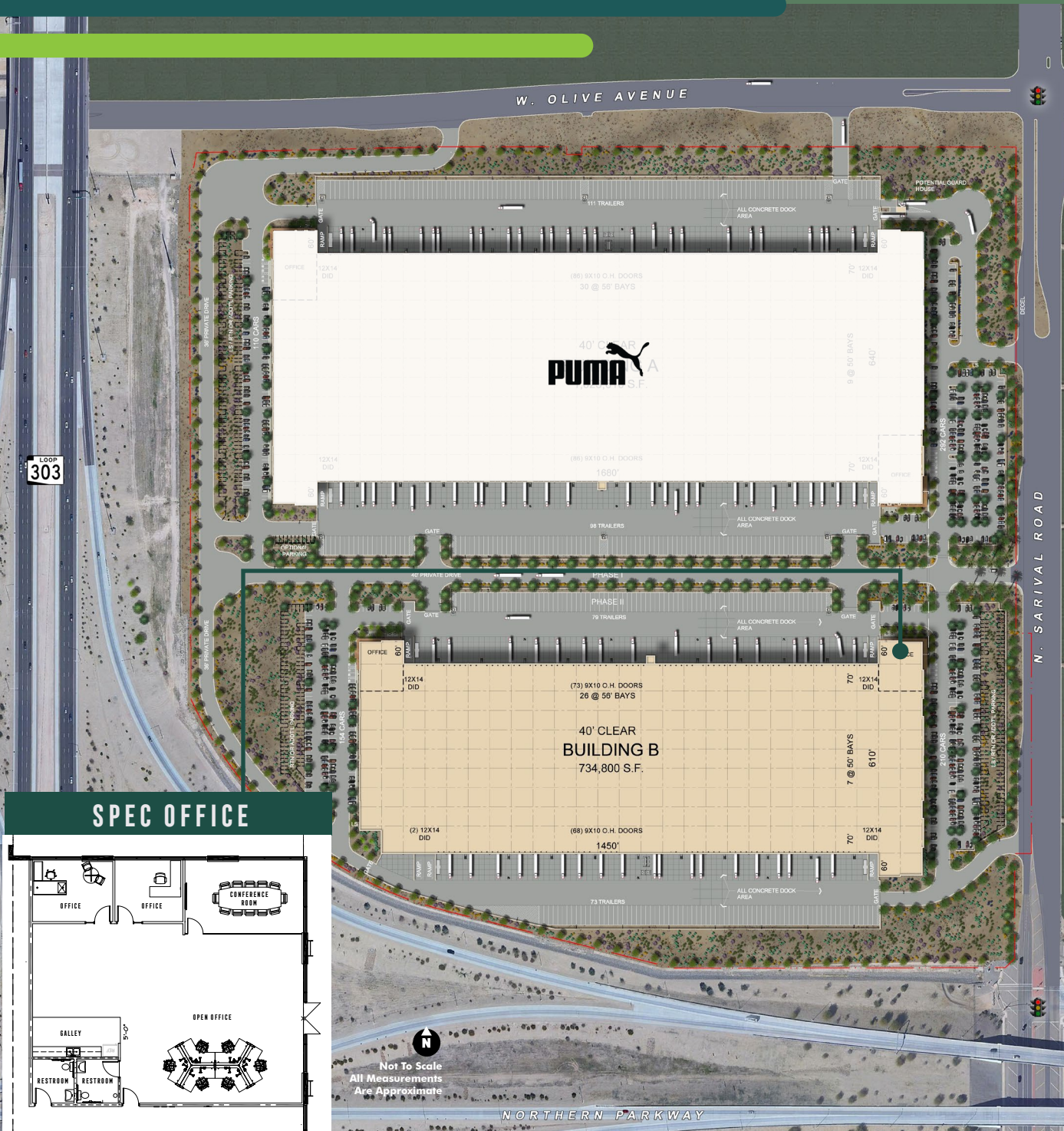


2023 EDUCATION
HS & ASSOCIATES DEGREE 62.3%
BACHELOR'S DEGREE OR HIGHER 29.8%

SOURCE: CBRE RESEARCH & ESRI



PROPERTY DETAILS



BUILDING B BASE IMPROVEMENTS:

- ✂ ±3,000 SF Spec Suite at the Northeast corner
- ✂ Proposed ±3,000 SF Spec Suite at the Northwest corner (Permit Ready)
- ✂ Remote Restrooms Throughout to Meet Building Code
- ✂ Dock Packages for 20% of the Docks
- ✂ Full Warehouse A/C - Designed to Achieve 85 Degree Average Temp
- ✂ Full Warehouse Lighting - Designed for 30 Foot Candles @ 6' AFF
- ✂ 6,000 Amps for the Building, Expandable to 12,000 Amps

BUILDING B

- ✂ **±734,800 SF (Divisible)**
- ✂ ±40' Clear Height
- ✂ ±50' x ±56' Typical Column Spacing
- ✂ Car Parking Spaces: 364 (Expandable)
- ✂ Trailer Parking Spaces: 152
- ✂ Dock Doors: 141 (±9' x ±10')
- ✂ Ramp to Grade: 5
- ✂ Fully Secured & Gated
- ✂ Power: 6,000 Amps, 277/480 Volts (Expandable)
- ✂ Energy-Efficient Clerestory Windows in Lieu of Skylights
- ✂ Speed Bay: ±70' depth
- ✂ Facing North/South Docks
- ✂ Fenced & Secured All Concrete Truck Courts: ±195'
- ✂ R-38 Insulated Roof Package
- ✂ Lighting to Suit
- ✂ Floor Thickness: 7"; 4,000 PSI
- ✂ Roof Type: 60 mil TPO with 15 Year NDL Warranty
- ✂ Fiber Optic Data: Cox and Century Link
- ✂ Natural Gas Available



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BROKER CONTACTS

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