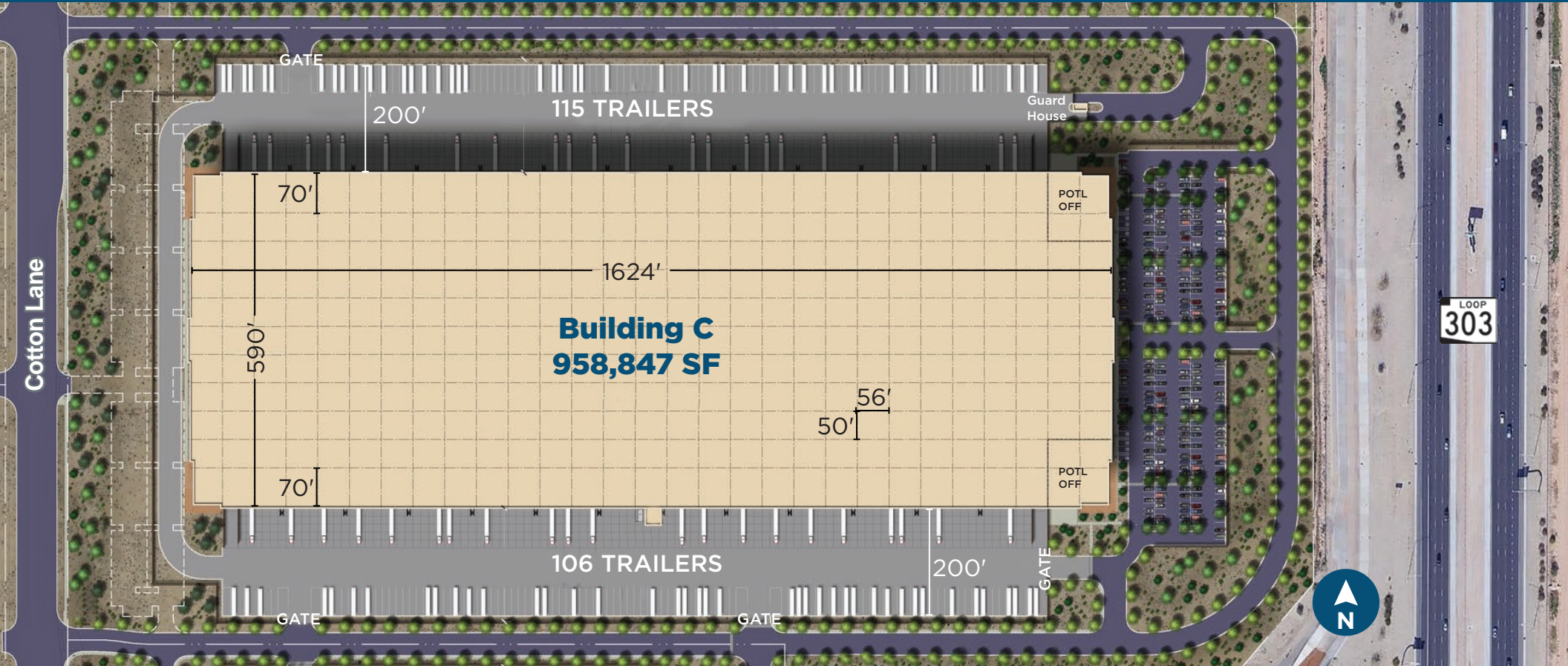


Building C

Phase I

NWC Loop 303 | Camelback Road
Glendale, Arizona

- ±958,847 SF
- 40' Clear Height
- 172 Dock Doors
- 4 Drive-in Ramp Doors
- 221 Trailer Parking
- 290 Car Parking (expandable)
- 590' x 1,624' Building Dimensions
- 70' Speed Bays
- 50' x 56' Column Spacing
- 200' Concrete Truck Court Depth
- 8" Reinforced Slab
- FM Global Compliant
- Insulated Metal Roof Deck
- R-11 Wall Insulation System at 10' to Roof Deck
- Summer 2023 Base Building Delivery



JLL:

Anthony J. Lydon, CSCMP
+1 602 282 6268
aj.lydon@am.jll.com

Riley A. Gilbert
+1 602 282 6271
riley.gilbert@am.jll.com

Marc D. Hertzberg, SIOR
+1 602 282 6269
marc.hertzberg@am.jll.com

Merit Partners:

Joe Czerwinski
joe@mpiaz.com

Nic Fischer
nic@mpiaz.com





C|303 Building C

About C|303

Camelback 303 sits along the west side of Loop 303, offering extensive freeway frontage between the Camelback Road and Bethany Home Road interchanges. With ample land and multiple access points along Camelback Road, Cotton Lane and Bethany Home Road, the site provides the physical and logistical advantages to serve tenants ranging from mid-size users to the region's largest industrial operators.

Convenient location

- Less than a four hour drive from the Inland Empire submarket of Southern California; providing proximity to the ports of Los Angeles and Long Beach
- 30 minutes from Sky Harbor International Airport
- 2.5 miles from Northern Parkway; an I-10 reliever expressway providing workforce connectivity between the Loop 303, Central Phoenix and Glendale
- Within 30 minutes of 1.5 million residents

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

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 The Property may be withdrawn without notice.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. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

