



MERIT ◀ WOOLF

Logistics Center

A new rail-served distribution building



Conceptual rendering
Not to scale; subject to change

SWC PEORIA AVENUE & N. 151ST AVENUE | GLENDALE, AZ



Rail Served



Cross Dock Loading



±40' Clear Height

±364,700 SF Distribution Building



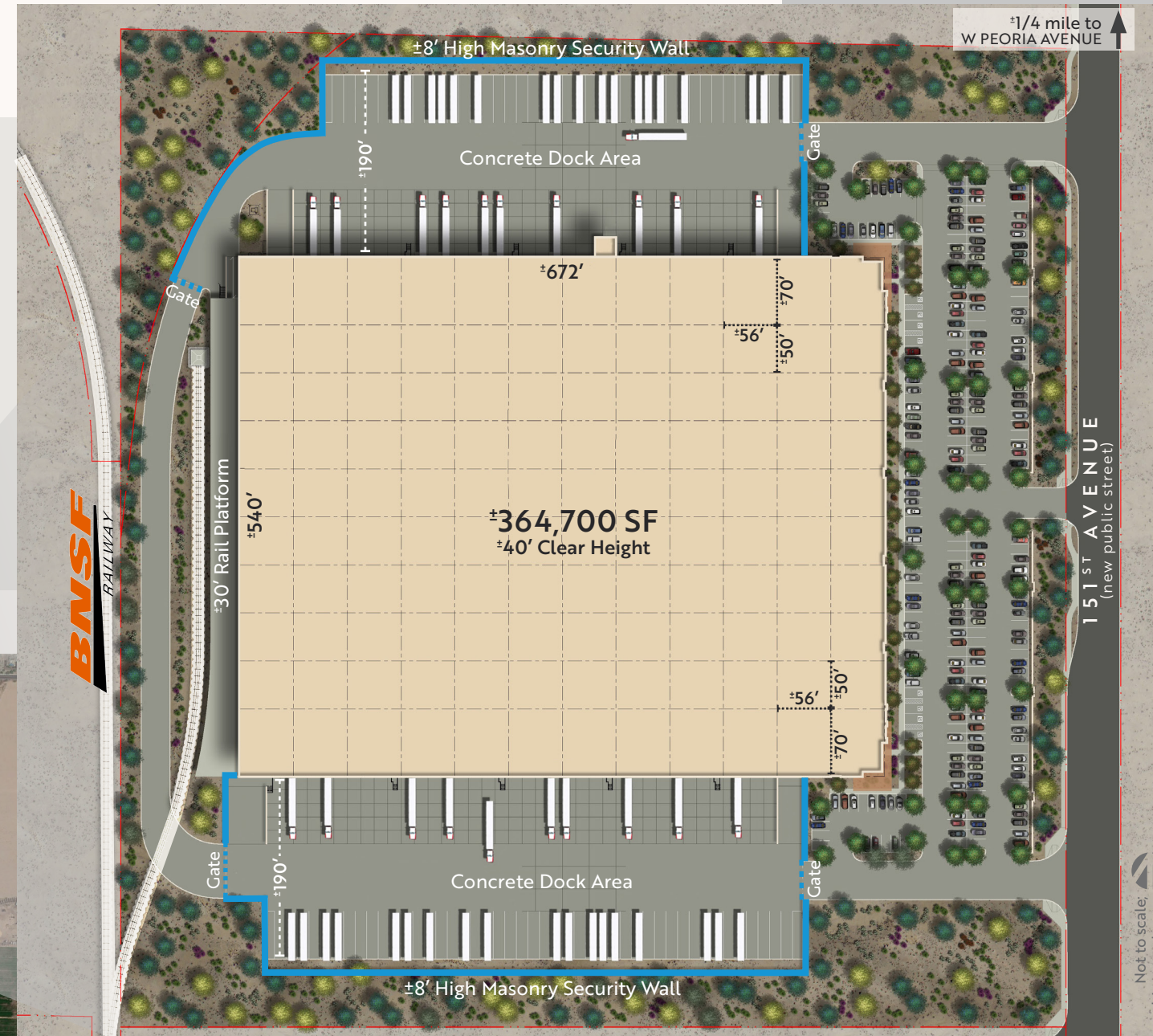
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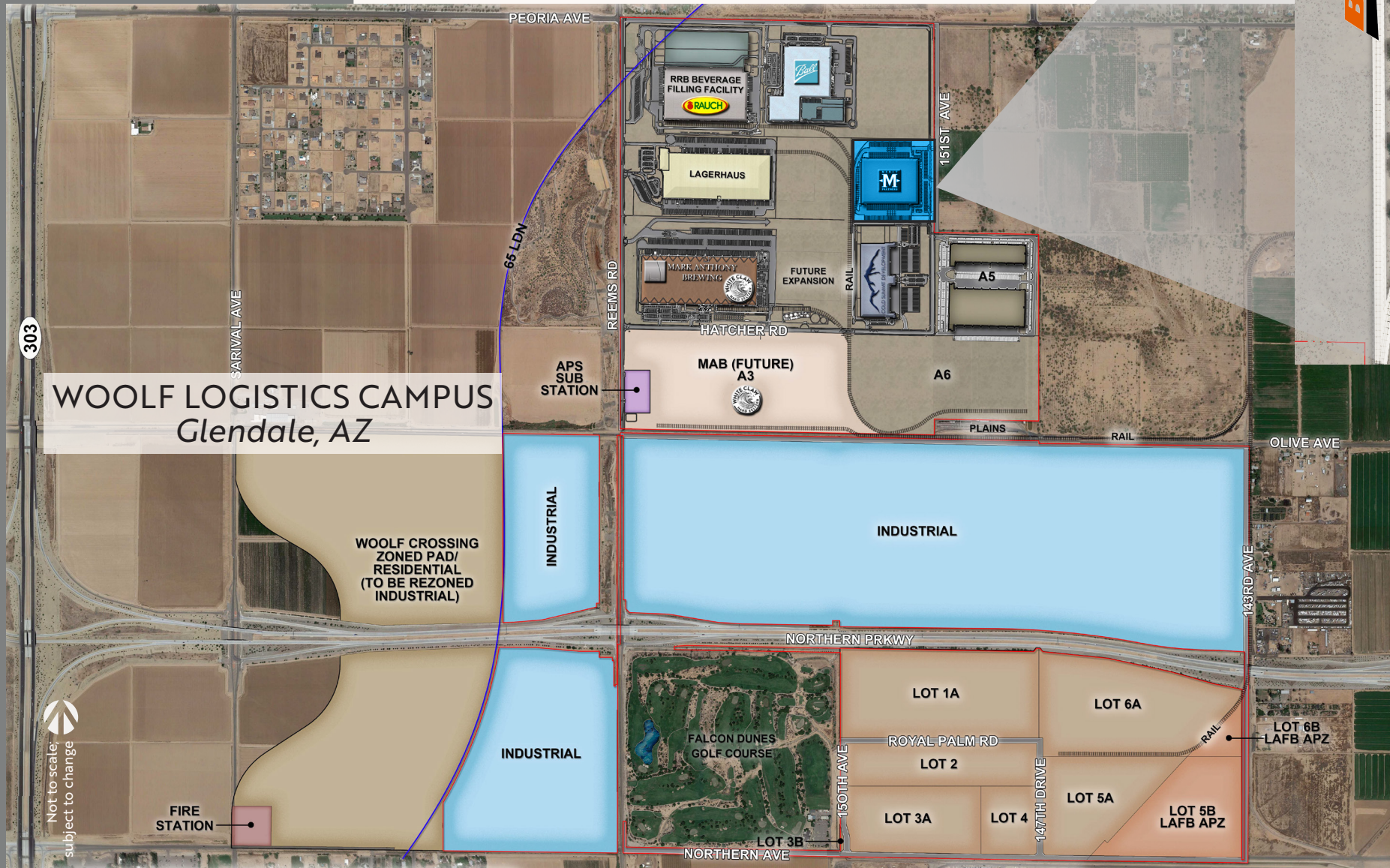
FEATURES

BUILDING

- ▶ ±364,700 SF
- ▶ ±40' Clear height
- ▶ ±56' x ±50' Column spacing
- ▶ Four ±14' x ±16' Grade-level doors
- ▶ 63 Dock-high doors
- ▶ ±70' Speed Bays on North and South
- ▶ ESRF Wet sprinkler system | K25 heads | FM Global approved
- ▶ 3,000 Amps, 277/480v 3-ph power (expandable to 6,000 Amps)
- ▶ FM Global approved roof:
R-30 roof insulation | 3/4" plywood deck | .60 TPO roof membrane



WOOLF LOGISTICS CAMPUS Glendale, AZ



SITE

- ▶ ±22.6 Acre site
- ▶ Rail-served by BNSF Railway
- ▶ Security fenced and gated yard
- ▶ ±259 parking spaces
- ▶ ±85 semi truck/trailer parking spaces
- ▶ Loop 303 Freeway access

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CITY OF GLENDALE

The City of Glendale has a long-standing commitment of connecting business, government and community. This synergy has sparked exciting new commercial development that continues to bolster the business-friendly landscape.



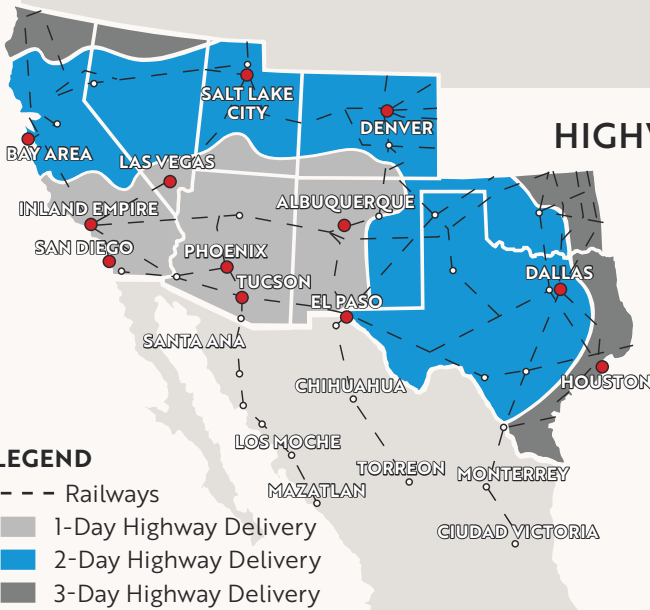
Glendale is accessible to a workforce of ± 1.7 million within a 30-minute commute



7th largest city in Arizona with a population of $\pm 257,233$



The *Quality Jobs* tax credit offers up to \$9,000 of Arizona income or premium tax credits spread over a 3-year period for each new quality job created



HIGHWAY TRAVEL TIMES FROM PHOENIX

| CITY | MILES | HOURS |
|----------------|-------|-------|
| Tucson | 125 | 1.75 |
| Las Vegas | 302 | 4.75 |
| Inland Empire | 310 | 4.15 |
| San Diego | 365 | 5.75 |
| El Paso | 430 | 6.15 |
| Albuquerque | 445 | 6.75 |
| Salt Lake City | 663 | 10.15 |
| Bay Area | 750 | 12.00 |
| Dallas | 1,070 | 15.30 |
| Houston | 1,176 | 17.00 |



Source: Grow with Glendale/ Department of Economic Development



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