

83 ACRE MASTER PLANNED INDUSTRIAL PARK



# Merit Sky Harbor

INDUSTRIAL PARK



**AVAILABLE  
FOR LEASE**

OWNED &  
DEVELOPED BY:



REPRESENTED BY:



**MIKE HAENEL**  
Executive Managing Director  
+1 602 224 4404  
mike.haenel@cushwake.com

**ANDY MARKHAM, SIOR**  
Executive Managing Director  
+1 602 224 4408  
andy.markham@cushwake.com

**PHIL HAENEL**  
Director  
+1 602 224 4409  
phil.haenel@cushwake.com



# SITE PLAN



Alternate site plan for buildings A & C







# Merit Sky Harbor

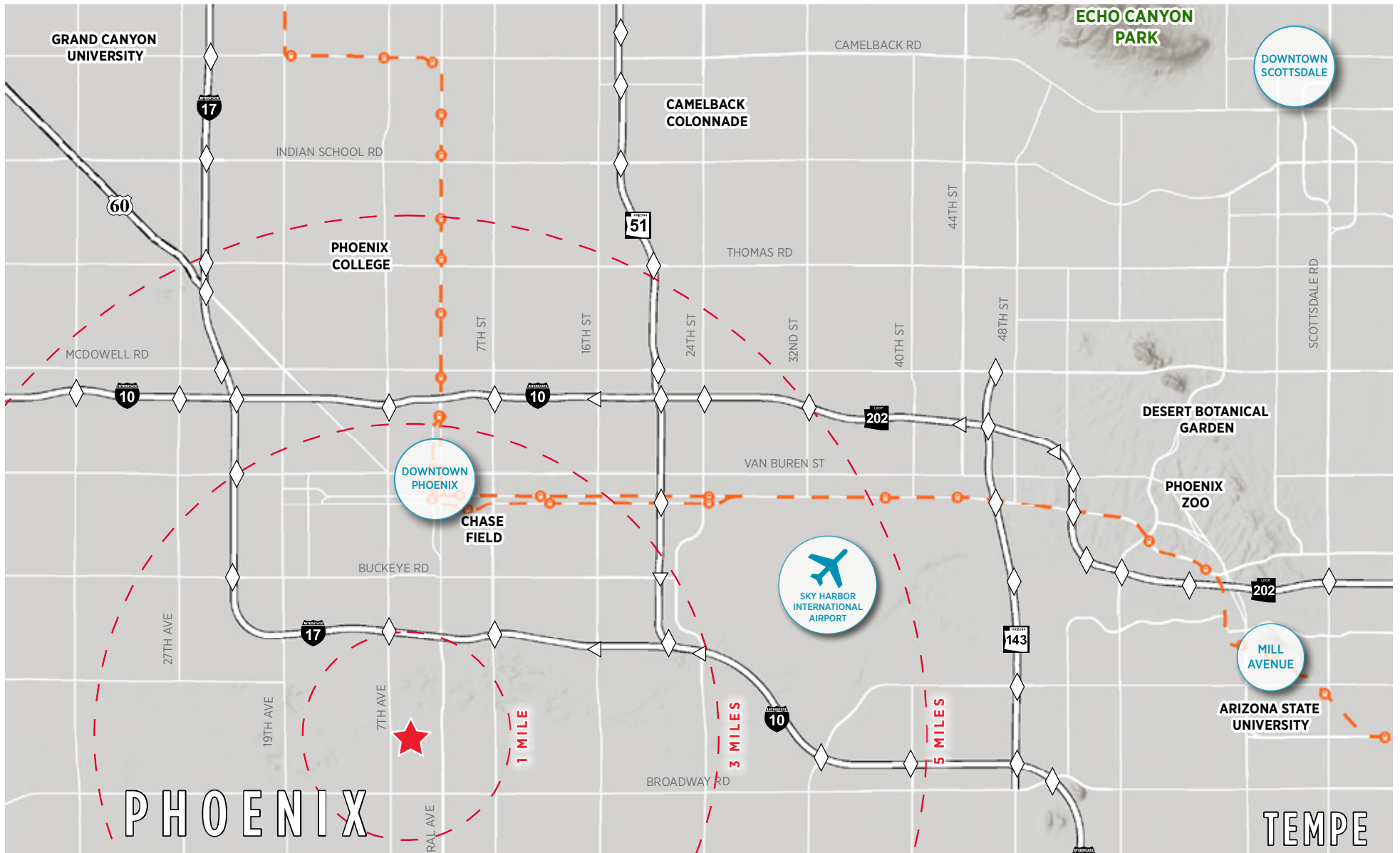
## INDUSTRIAL PARK

Merit Sky Harbor Industrial Park is located in the heart of the Sky Harbor Phoenix submarket less than two miles from Sky Harbor International Airport and conveniently located near the I-17 & I-10 Freeways. Merit Sky Harbor is an 83-acre master plan industrial park offering tenants a variety of building sizes. Merit Sky Harbor can provide flexible solutions for all industrial users.

### Development Highlights

<b>Divisibility</b>	10,000/SF - 220,000/SF
<b>Clear Height</b>	32'-36'
<b>Zoning</b>	A-2 Heavy Industrial Zoning City of Phoenix

- SRP Power
- ESFR Fire Sprinkler Systems
- All Concrete Truck Courts & Auto Parking
- Dock High and Grade Level Loading
- Trailer Parking Available
- Outside Storage Available
- Multiple points of ingress/egress
- 3 Minutes to Downtown Phoenix
- Visibility on 7th Avenue and Central Avenue
- Future Light Rail Stop on Central Avenue

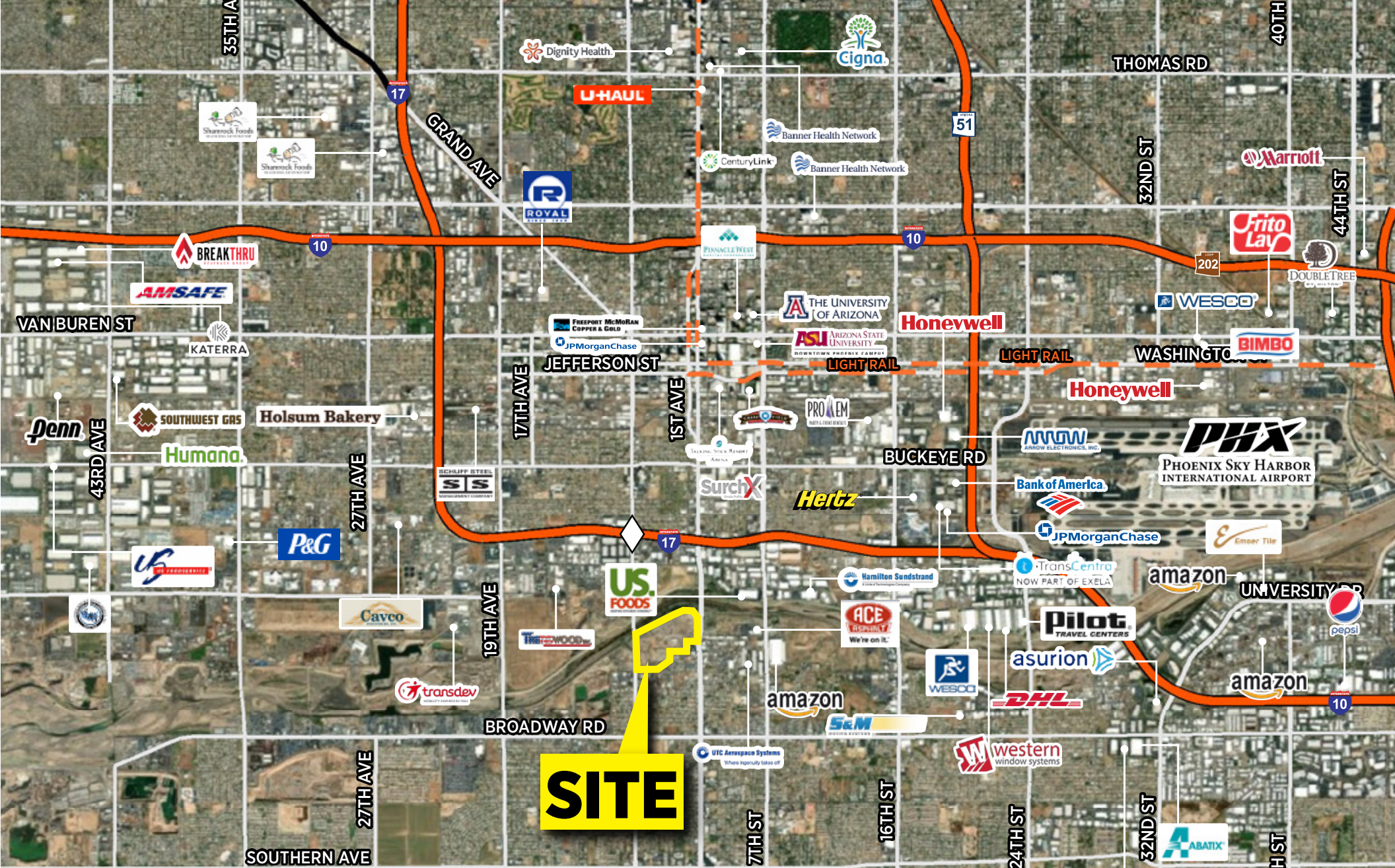


**10**  
HOTELS

**137**  
RESTAURANTS

**141**  
RETAIL





**WORKFORCE WITHIN 5 MILES**

**118,397**  
TOTAL  
WORKFORCE

**26%**  
WITH COLLEGE  
DEGREES OR HIGHER

**76%**  
OF WORKFORCE IS IN SERVICE,  
CONSTRUCTION, MANUFACTURING  
OR RETAIL INDUSTRIES

**33%**  
INCREASE IN  
WORKFORCE  
PROJECTED BY 2025

**12%**  
INCREASE IN  
HOUSEHOLD INCOME  
PROJECTED BY 2025





**FOR MORE INFORMATION, CONTACT:**

**MIKE HAENEL**  
 Executive Managing Director  
 +1 602 224 4404  
 mike.haenel@cushwake.com

**ANDY MARKHAM, SIOR**  
 Executive Managing Director  
 +1 602 224 4408  
 andy.markham@cushwake.com

**PHIL HAENEL**  
 Director  
 +1 602 224 4409  
 phil.haenel@cushwake.com

**CICI CHABARRIA**  
 Brokerage Coordinator  
 +1 602 229 5909  
 cici.chabarría@cushwake.com



2555 East Camelback Rpad, Suite 400 | Phoenix, Arizona 85016 | p +1 602 954 9000 | f +1 602 468 8588 | cushmanwakefield.com

©2020 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.