

C|303 GLENDALE

Phase I

Building A

±**375,660 SF**
Available For Lease

NWC Loop 303 | Camelback Road
Glendale, Arizona

- 375,660 SF
- 40' Clear Height
- 88 Dock Doors
- 4 Drive-in Ramp Doors
- 120 Trailer Parking
- 350 Car Parking
- 420' x 896' Building Dimensions
- 60' 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



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C|303 Building A

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

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**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.

