

West Valley Logistics Center

±139,060 SF (divisible) for lease
12000 North 132nd Avenue
Surprise, Arizona

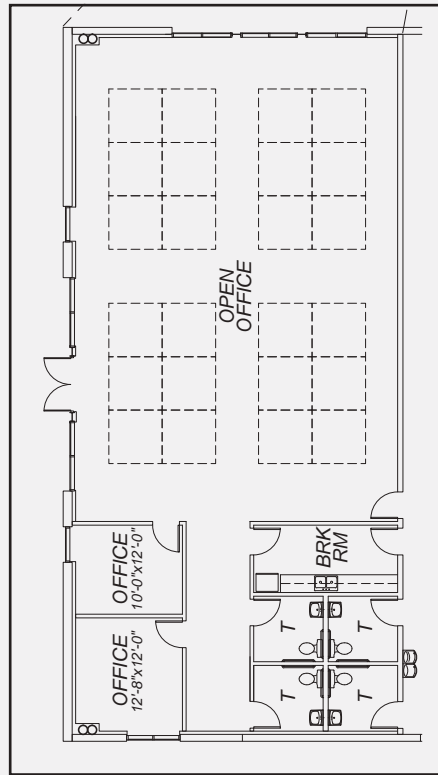


Jones Lang LaSalle Americas, Inc.
License #: C0508577000



**±2,821 spec office
suite complete**

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Property features

- ±418,651 SF total building size
- ±139,060 SF available (divisible)
- ±2,821 spec office suite complete
- 32' clear height
- Typical column spacing: 52' x 52'
- 27 dock high doors; 2 ramp to grade doors
- Power: 2,200A, 277/480V, expandable (APS)
- Existing fiber to building (Cox & CenturyLink)
- Roof system: Steel truss structure; TPO roof membrane with R-30 insulation
- Evaporative cooled warehouse
- LED lighting throughout
- ESFR sprinklers
- Floor: 6" concrete reinforced slab
- 4' x 8' skylights
- Full concrete truck courts
- Truck court depth: ±180'
- 46 trailer parking spaces
- IP zoning, City of Surprise
- ±2.5 miles from Northern Parkway
- ±4 miles from Loop 303 via full diamond interchange at Cactus Road



30 minute drive demographics



Total population: 1,468,272; projected to grow to 1,584,001 by 2023



Population by generation

- Millennial: 26%
- Generation X: 19%
- Baby boomer: 19%
- Greatest generation: 8%

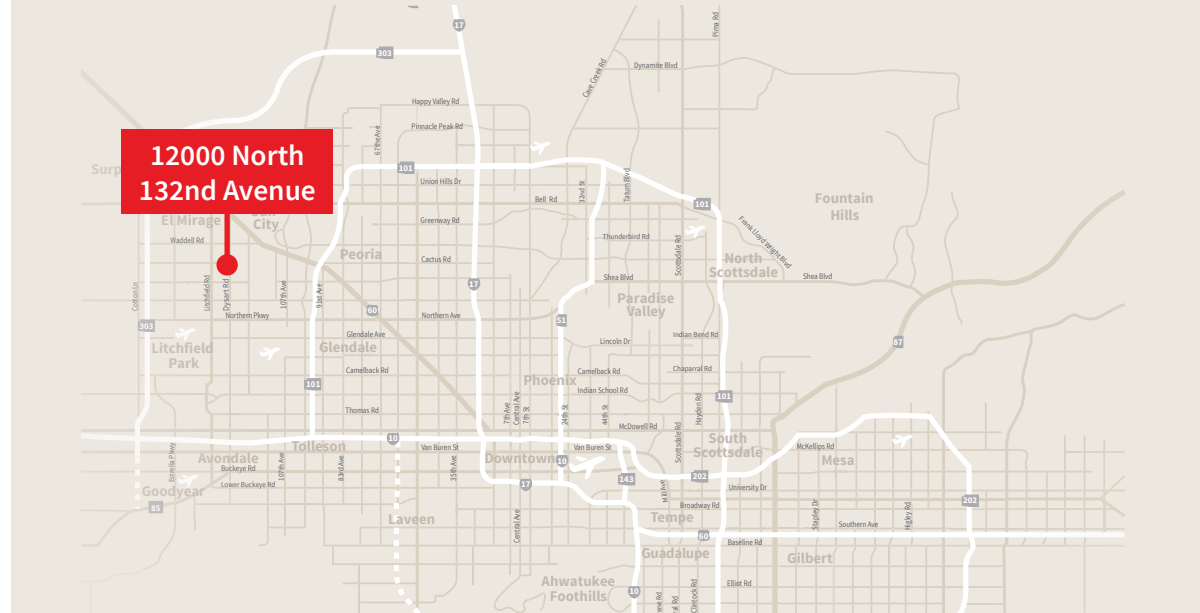


Population by education level

- Associate: 8.5%
- Bachelor's: 14.9%
- Graduate: 7.8%

West Valley Logistics Center

is minutes from the confluence of Interstate 10 and Arizona Loop 303, ideally located to serve Arizona as well as the key markets in the Western United States including San Francisco, Ports of Los Angeles/Long Beach, New Mexico, Utah, Nevada, and Southern California's 23 million population.





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