



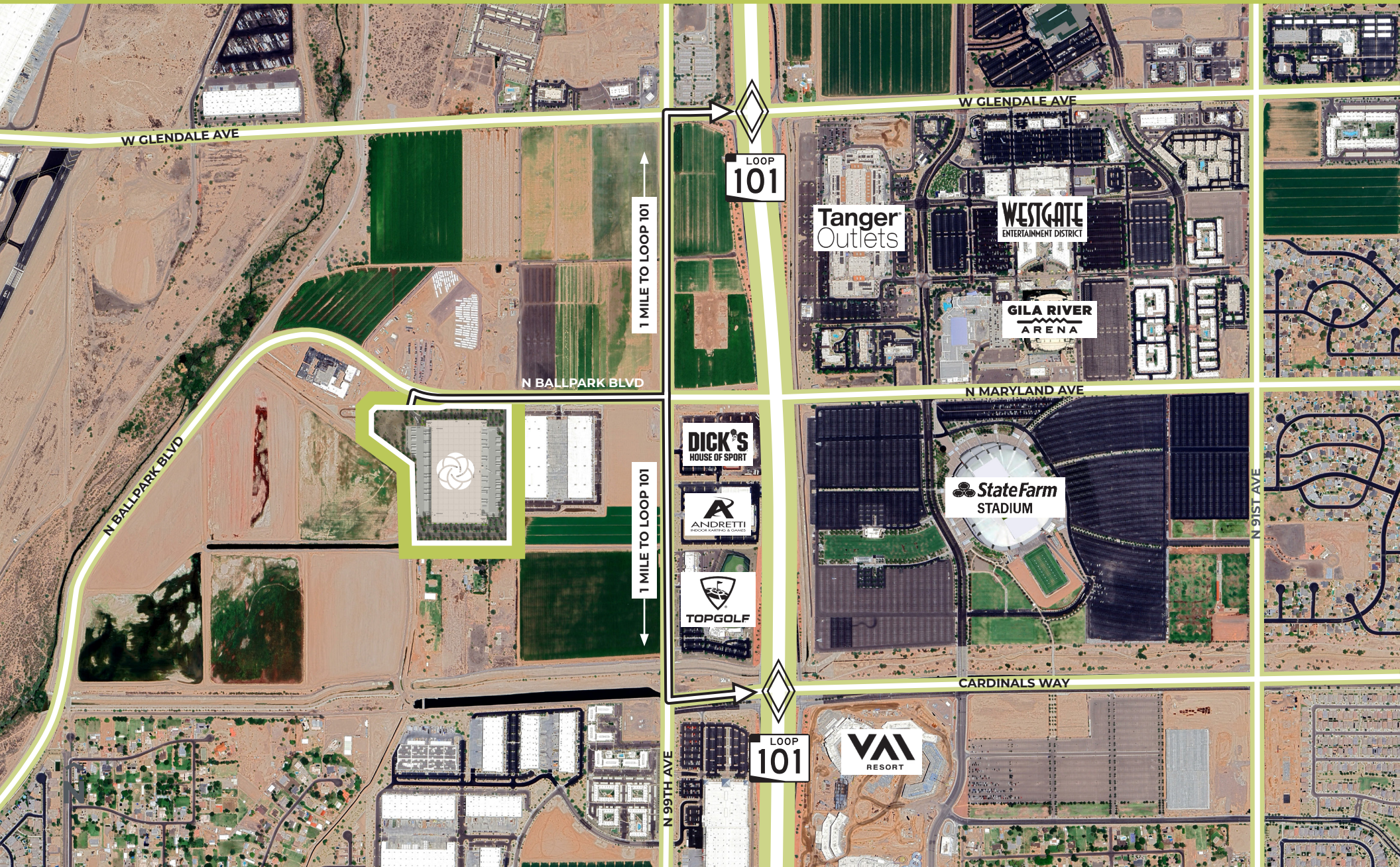
463,079 SF AVAILABLE
Breaking Ground June 2026



6091 N Ballpark Blvd, Glendale, AZ 85307

Jones Lang LaSalle Americas, Inc. License #: CO508577000

VT 101 now offers a premier 463,079 SF industrial facility, strategically located just off Loop 101 and directly across from State Farm Stadium. This building represents a new class of high-end industrial space, positioned as the ultimate logistics and manufacturing solution. It offers users unparalleled access to a rich amenity base, a deep labor pool, and the Valley's major population centers.



Building A Specs

Address: 6091 N Ballpark Blvd

Building Size: 463,079 SF

Clear Height: 40'

Typical Column Spacing: 56' x 50'

Grade Level Doors: 4

Dock Doors: 100

Auto Parking: 0.61 / 1000

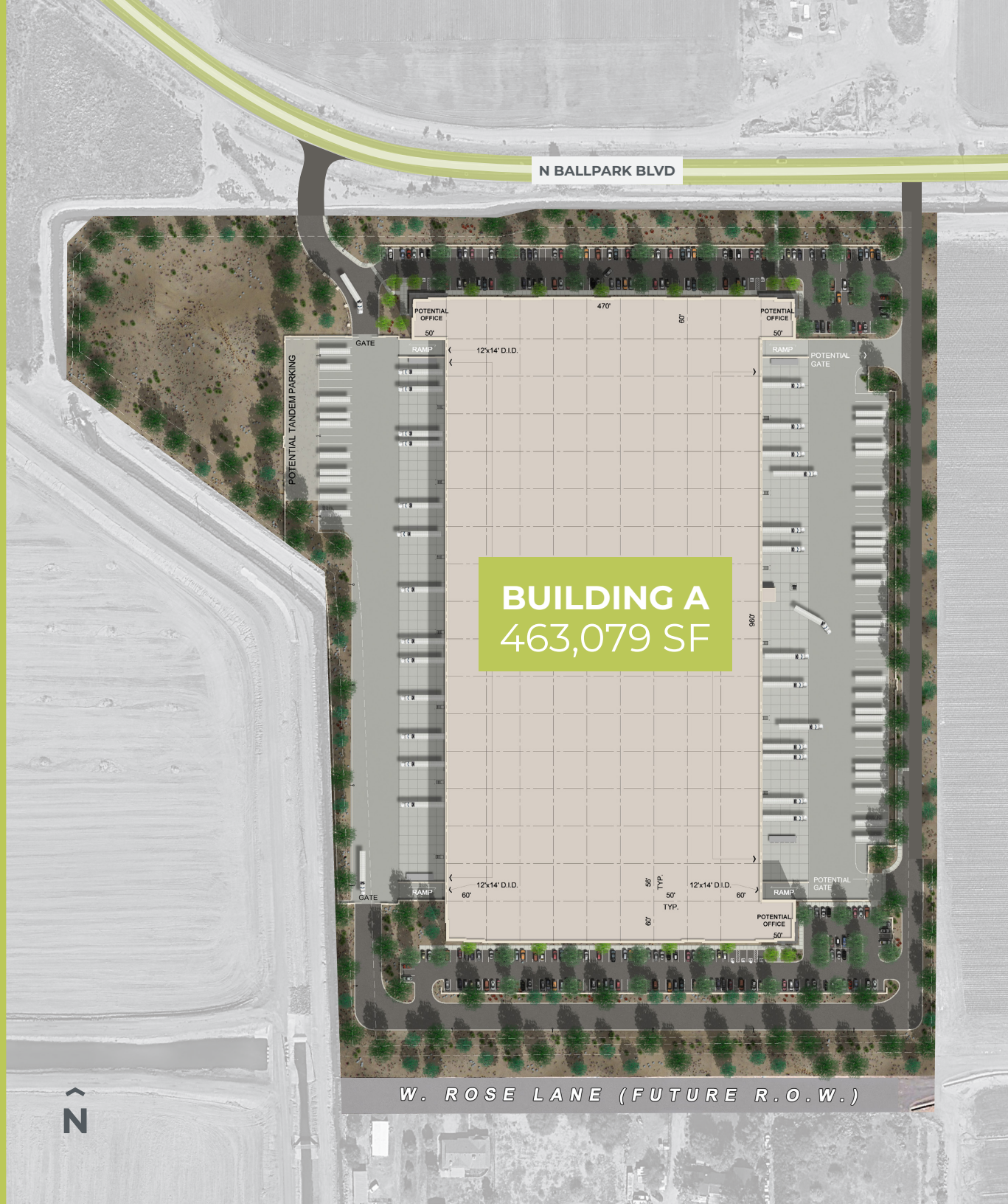
Trailer Parking: 80

Power: 6,000 Amps 277/480V

Roof: 60 mil TPO roof

Slab: 8" reinforced

Breaking Ground: June 2026



Unparalleled Access to Phoenix's Major Population Centers

Your only West Valley logistics location with easy access to Scottsdale, Tempe and the west Loop 202 corridor under 45 minutes

Drive Times



6 minutes
to I-10 Freeway



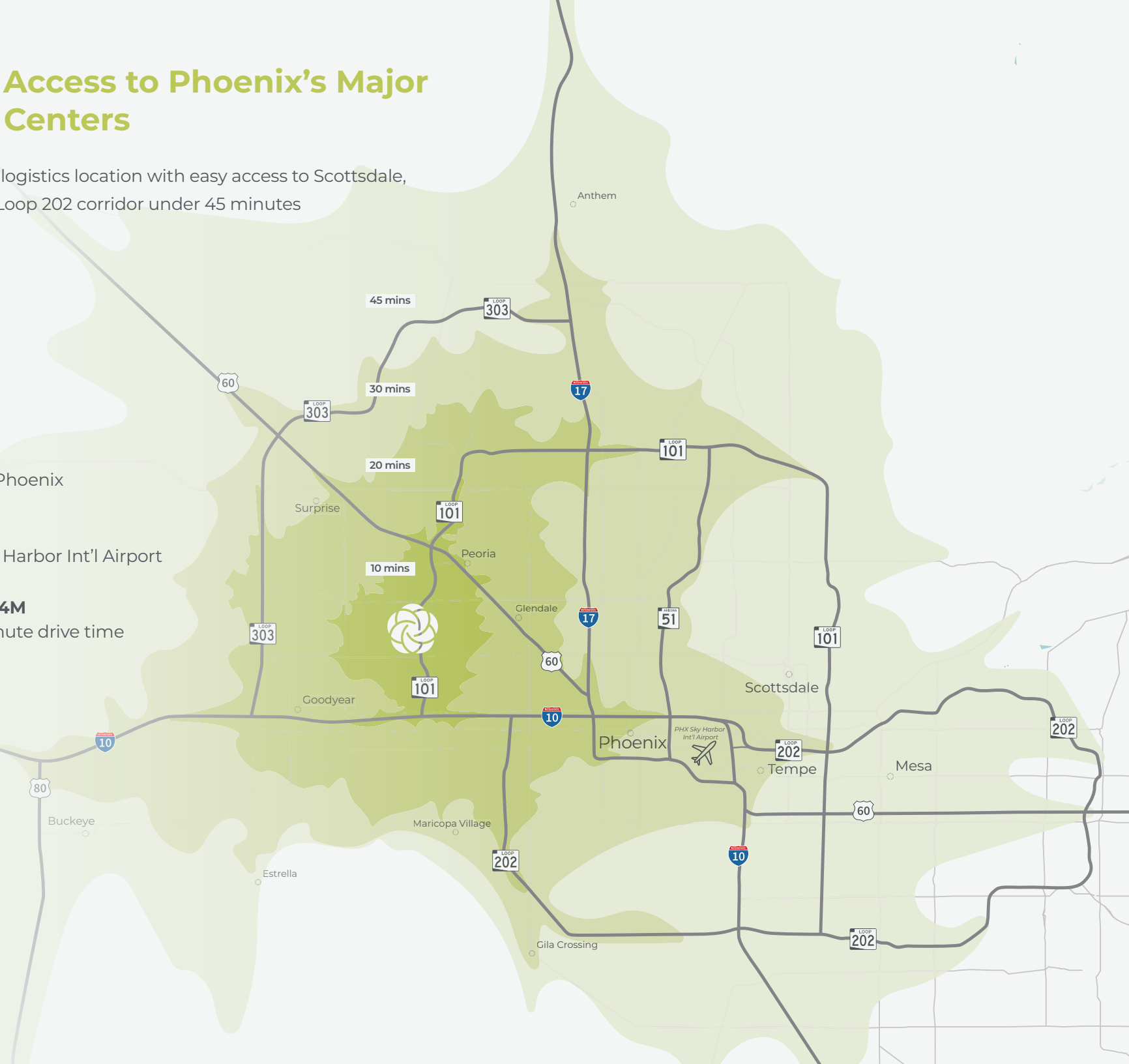
15 minutes
to Downtown Phoenix



20 minutes
to Phoenix Sky Harbor Int'l Airport



Population of 4M
within a 45 minute drive time



Welcome to Glendale

The City's geographic hub, the Greater Glendale Westgate Sports & Entertainment District, benefits from a surrounding population of approximately 2.5M people within a 30-minute commute. This advantageous location enables employers to consistently attract the high-quality workforce they need, while the abundance of available talent helps minimize competition among similar businesses seeking skilled employees.

Source: glendaleaz.gov & ESRI

Within 3 Miles of VT 101:



3.7M SF of retail



190 restaurants



78 shopping locations



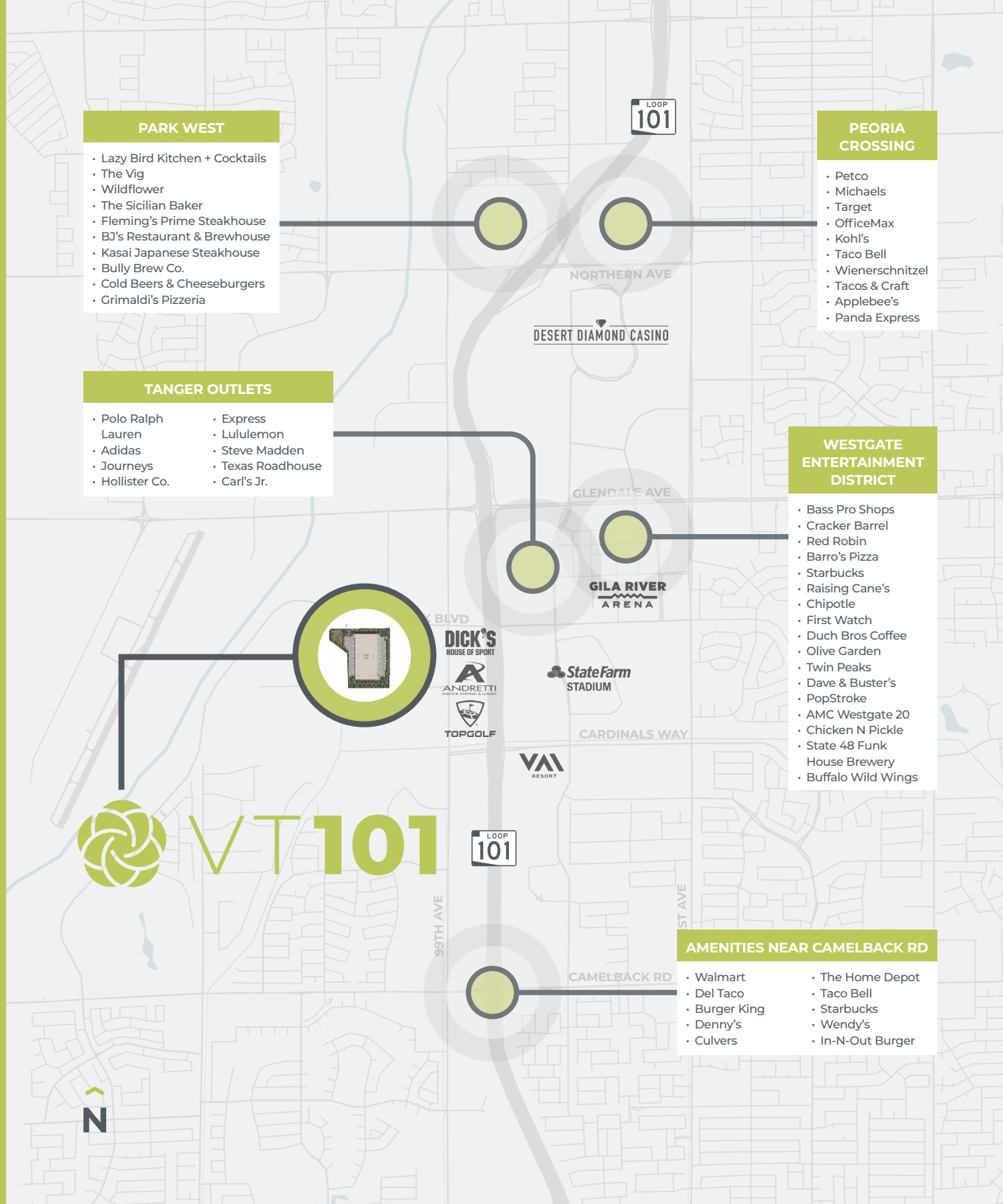
11 major grocers



22 public parks



State Farm Stadium averages 13 major events a year between concerts, sports games, and races / motor sports





VT 101

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