



DELIVERING 4Q2026

**±1,146,518 SF
AVAILABLE**

DIVISIBLE TO ±500,000 SF



SWC NORTHERN AVE & REEMS RD | GLENDALE, AZ



CBRE



303

LOOP 303



ALSUP AVE

2 MINUTES TO
LOOP 303

VT303 NORTH

W NORTHERN AVE

N. REEMS ROAD

PRIME FREEWAY ACCESS

1 MINUTE TO
NORTHERN PARKWAY



BUILDING SPECS



SIZE
±1,146,518 SF



TRAILER PARKING
386 Stalls (Expandable)



BUILDING WIDTH
±1,904'



DIVISIBILITY
±500,000 SF



CLEAR HEIGHT
±40'



DOCK DOORS
202



AUTO PARKING
604 Stalls



BUILDING DEPTH
±600'



GRADE LEVEL DOORS
4 (Expandable)

SPEC IMPROVEMENTS



POWER
12,000 Amps



INSULATION
R-30 On Roof / R-13 On Walls



SPEEDBAY LIGHTING
LED Lighting



WAREHOUSE
100% HVAC



TRUCK COURT
Concrete, fenced & secured



ENERGY EFFICIENT
Clerestory Windows

LOCATION HIGHLIGHTS



Access via **Loop 303**
& **Northern Parkway**



1/2 Mile South of
Northern Parkway



5 Miles
North of I-10



30 Minutes to
Phoenix Sky Harbor
International Airport



GLENDALE OVERVIEW



City of Glendale named **Arizona's best City for Business in 2025** (by Arizona Chamber of Commerce & Industry)



Glendale's diverse economic base includes **advanced business services, aerospace and defense, education, health care, manufacturing and signature entertainment.**



Optimal location for proximity of **abundant workforce**

1.9M

residents within **30 minute drive**

34.5

median age

\$89K

median household income



AREA OVERVIEW

WEST VALLEY, AZ



The Southwest Valley is one of the most desired industrial locations in the Phoenix Metro.



TOP LABOR MARKET:
62% of the West Valley population is of workforce age.



GROWING POPULATION:
Projected to reach 2.1 million by 2030.



EASY ACCESS TO NATIONAL AND INTERNATIONAL MARKETS:
Over 33 million consumers within a 1 day drive.



VT 303 NORTH

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CBRE

COOPER FRATT, SIOR

C: +1 602 684 8770

cooper.fratt@cbre.com

JOHN WERSTLER, SIOR

C: +1 602 622 5504

john.werstler@cbre.com



VanTrust®

KEITH EARNEST

keith.earnest@vantrustre.com

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