



# THE CUBES

GLENDALE



**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS

# SHELL COMPLETE

**570,080 SF  
cross-dock  
building  
available**

7421 N REEMS ROAD  
BUILDING E  
GLENDALE, AZ



570,080 square feet  
**CROSS-DOCK BUILDING**



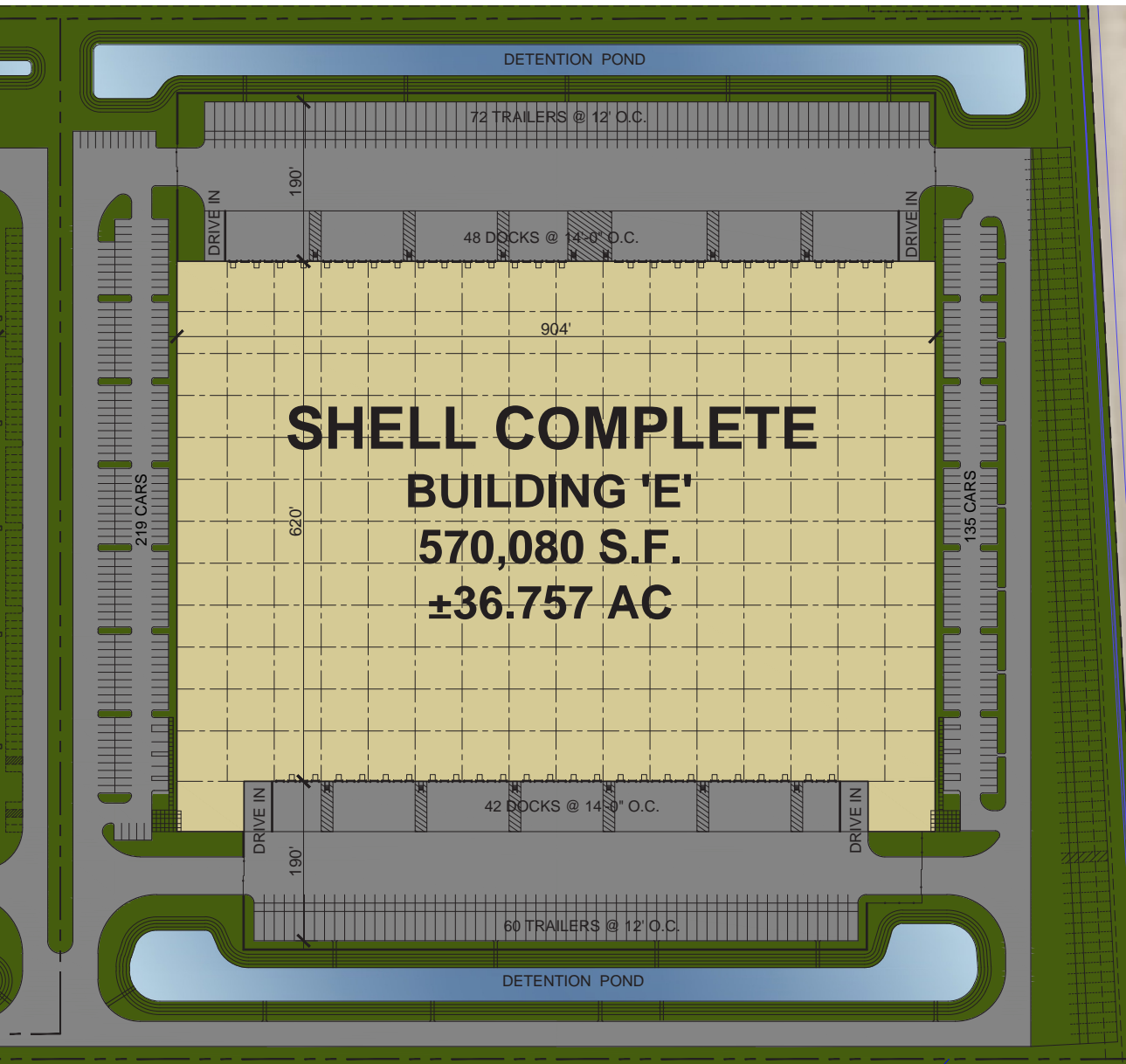
40'  
clear height



190'  
truck court



620' building depth



## PROPERTY FEATURES

- ±570,080 SF (divisible)
- 40' clear height
- 620' building depth
- 87 (9' x 10') dock high doors
- 4 (14' x 16') grade level doors
- 50' x 56' typical column spacing with 60' speed bays
- 190' concrete truck courts; fully secured / gated
- 132 trailer parking stalls (89 future trailer stalls)
- 356 auto parking stalls
- Moment framing
- Metal roof deck
- Clerestory windows
- LED lighting
- K25.2 ESFR fire sprinkler system
- One 3,000A, 480/277V, 3 phase power service section (expandable)
- 8" flooring, unreinforced
- 45 mil TPO roof system; 15 year warranty
- Insulated shell and HVAC ready
- Two existing groundwater wells in the business park
- Heavy industrial zoning





The Cubes at Glendale is minutes from the confluence of Loop 303 and the Northern Parkway, 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 and Nevada.

## LOCATION FEATURES

- Immediate access to Northern Parkway via a full diamond interchange at Reems Road
- $\pm 1.5$  miles from Loop 303 via full diamond interchanges at Northern Avenue and Glendale Avenue
- $\pm 6.5$  miles from Interstate 10
- Adjacent to Luke Air Force Base
- 30 miles from Phoenix Sky Harbor International Airport
- Foreign Trade Zone (FTZ) capable

## THE WEST VALLEY

- 1.6 million people live in the West Valley
- \$62,775 is the average annual income for households in the West Valley
- 62% of the West Valley population is workforce age
- Top Employers include: Banner Health, Luke Air Force Base, Fortune 2 E-Commerce, PetSmart, Swift, FedEx



# ARIZONA COMPETES

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Foreign Trade Zone capable
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

# CITY OF GLENDALE

- Glendale is Arizona's 6th largest city with a population of over 239,000
- Glendale's Luke Air Force Base is home to the F-35 training program, which is the newest jet in the Air Force
- Glendale is accessible to a workforce of 1.7 million within a 30 minute commute
- Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University
- Glendale's colleges and universities provide an economic impact of \$771 million



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