



# COMMERCE @ 303

331,683 SF  
AVAILABLE

NEC Camelback Road  
& Alsup Road

GLENDAL, AZ 85340

5215



STEELWAVE

NEW  
YORK  
LIFE



CUSHMAN &  
WAKEFIELD





COMMERCE  
@ 303

## PROPERTY SPECS



**331,683 SF**

AVAILABLE



**76 ACRES**

LOT SIZE



**2,671 SF**

SPEC OFFICE



**216**

TRAILER STORAGE STALLS  
BUILDING 1



**200' MINIMUM**

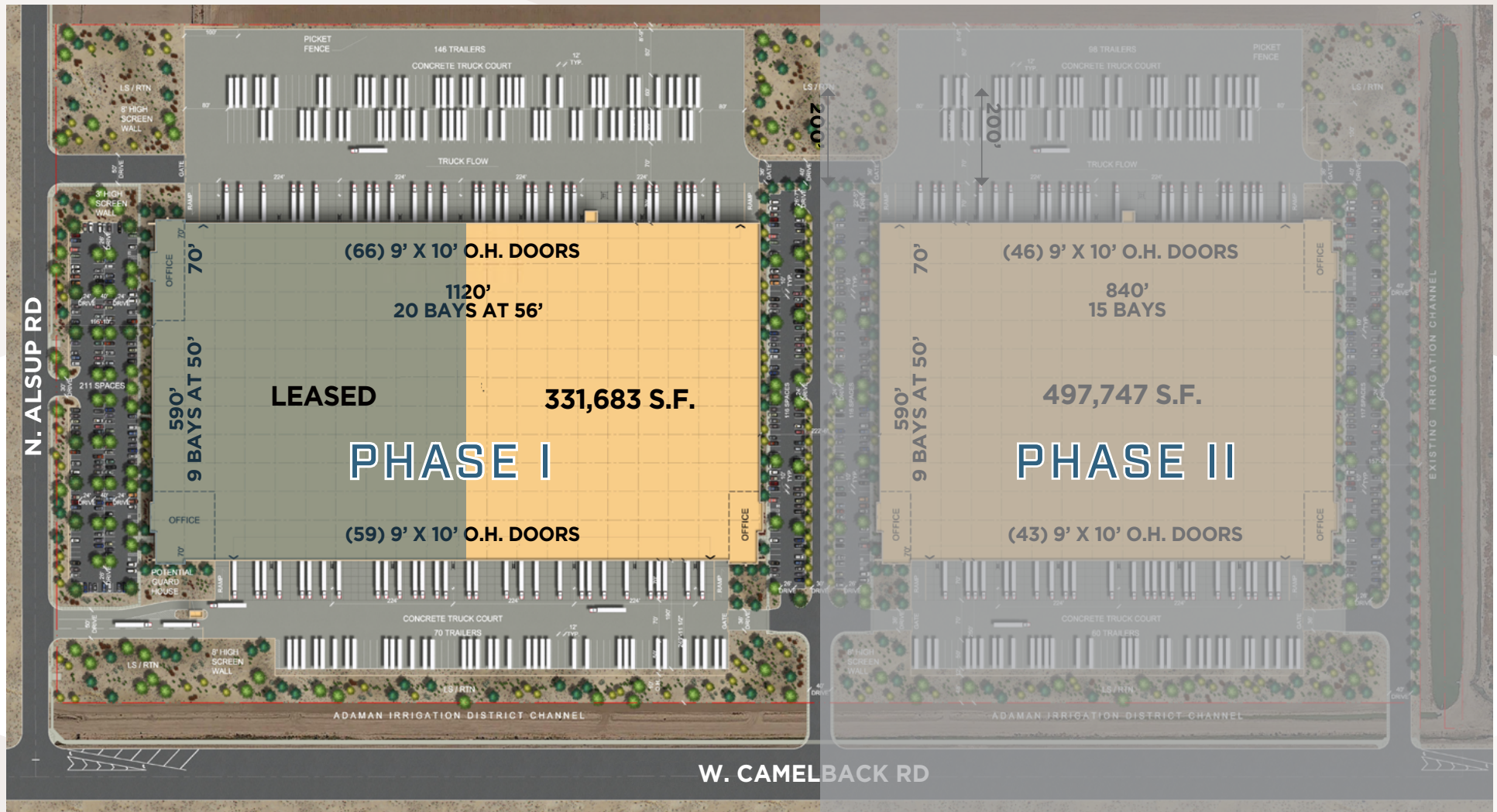
TRUCK COURT DEPTH



**ALL CONCRETE**

TRUCK COURTS





# PHASE I FEATURES

CLEAR HEIGHT	40'
ZONING	INDUSTRIAL
FRONTAGE	CAMELBACK RD + ALSUP RD
SPEC SUITE	2,671 SF
CAR PARKING	327 EXPANDABLE (BUILDING 1)
COLUMN SPACING	50' X 56'
SPEED BAY DEPTH	70'
SLAB THICKNESS	7"
TRUCK COURT	200' ALL CONCRETE

ACCESS	3 INGRESS/EGRESS POINTS
SECURITY	GATES/GUARDSHACKS AVAILABLE
INSULATION	R 38
SPRINKLERS	ESFR
WINDOWS/ SKYLIGHTS	CLERESTORY
FLEXIBILITY	CAN BE COMBINED TO 1.3M SF
OFFICES	3 OFFICE LOCATIONS
TRAILER SPOTS	216
ROOF	60 MIL TPO, 20-YEAR WARRANTY



# CORPORATE NEIGHBORS

- Red Bull
- White Claw
- Rauch
- Ball
- UHaul
- Love's
- HD Supply
- Dick's Sporting Goods
- Boeing
- UPS
- Microsoft
- Fairlife
- Sub Zero
- ALDI
- Ferrero Rocher
- DAIMLER
- Amazon
- Milly
- XPO
- KEHE



BUILDING A North & West Elevations



BUILDING B North & West Elevations





# WEST VALLEY OVERVIEW

The Southwest Valley is one of the most desired industrial locations in the Phoenix Metro due to the logistical and transportation ease surrounded by freeways & interstates.

Southwest Valley leads the Phoenix Metro with 4.8 million SF, including nearly 2 million SF absorbed by multinational companies like Amazon, Nike, and XPO.

**5<sup>TH</sup>**  
**LOWEST**

ARIZONA RANKS  
FIFTH LOWEST IN  
PROPERTY TAXES

**40%**  
**JOB GROWTH**

JOB GROWTH IN  
THIS REGION HAS  
INCREASED BY 40%

SINCE THE COMPLETION OF LOOP 303

**2.1M**  
**POPULATION**

BY 2023, POPULATION  
IS PROJECTED TO  
REACH 2.1 MILLION

**62%**  
**WORKFORCE AGE**

62% OF THE WEST  
VALLEY POPULATION  
IS WORKFORCE AGE





STRATEGIC LOCATION





# COMMERCE @303

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STEELWAVE



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