



LOGISTICS[®]
PROPERTY
CO

OLIVE LOGISTICS CENTER

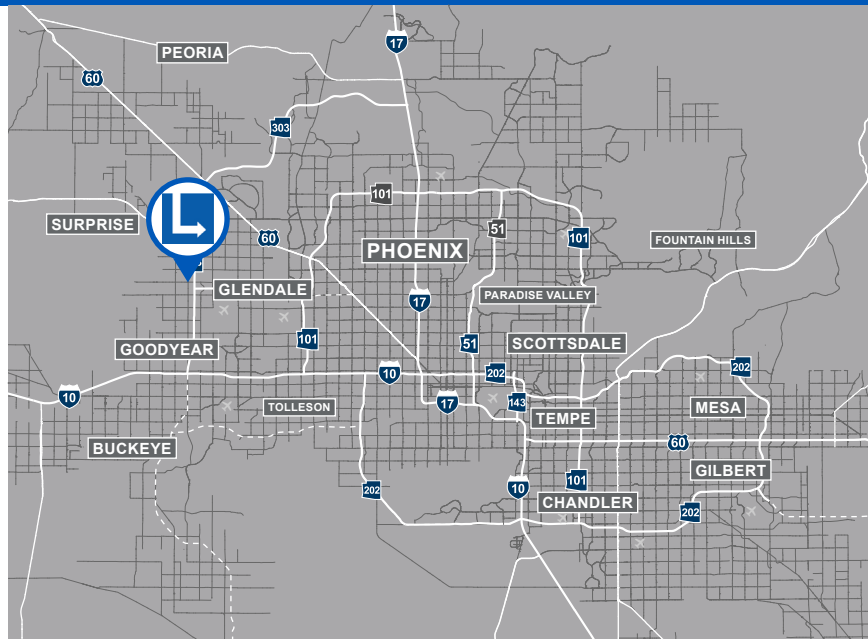
NE Corner of W. Olive Avenue & N. Cotton Lane, Glendale, AZ



1,030,880 SF INDUSTRIAL SPEC DEVELOPMENT | DELIVERING Q1 2025

LOCATION AND ECONOMIC SIGNIFICANCE

- 1,030,880 SF two building development
- Pre-registered LEED Gold
- Cotton Lane frontage and freeway visibility from Loop 303
- Quick access to multiple interchanges for ease of ingress/egress
- Full concrete secured truck courts
- 25 minutes from Phoenix Sky Harbor International Airport
- Median home price is \$229,579
- 1.7 million residents, 2.1 million by 2030
- 1-day truck turnaround from ports in California and Mexico
- Median age of residents is 35
- 5 hour drive-time to Southern California
- Average household income is \$75,556
- 8 hours from Mexico's Port of Guaymas
- 63% of West Valley residents are of workforce age



Cushman & Wakefield
2555 E Camelback Rd
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BUILDING 1 SITE PLAN

BUILDING 1

- Size: ±611,200 SF
- Office: ±13,400 SF
- Clear Height: 40'
- Column Spacing: 50' x 56'
- Building Dimensions: 1,064' X 570'
- Speed Bay Depth: 60'
- Truck Court Depth: 135'
- Dock High Doors: 118
- Grade Level Doors: 4
- Car Parking: 497
- Sprinklers: ESFR
- Ingress/Egress Points: 3



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BUILDING 2 SITE PLAN

BUILDING 2

- Size: ±419,680 SF
- Office: ±13,400 SF
- Clear Height: 40'
- Column Spacing: 50' x 56'
- Building Dimensions: 728' X 570'
- Speed Bay Depth: 60'
- Truck Court Depth: 135'
- Dock High Doors: 76
- Grade Level Doors: 4
- Car Parking: 605
- Sprinklers: ESFR
- Ingress/Egress Points: 3



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325
MILES

TO PORT OF
LOS ANGELES

33
MINS

TO PHOENIX
SKY HARBOR
INTERNATIONAL
AIRPORT

2
MILES

TO STATE
ROUTE 303



**CORPORATE
NEIGHBORS:**

Amazon, Ball, Boeing, FedEx, Nestle, Microsoft, Red Bull,
UPS, Walmart, White Claw, Williams Sonoma

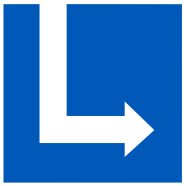


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3 & 5 MILE RADIUS DEMOGRAPHICS

POPULATION SUMMARY	3 MILES		5 MILES	
	2023:	33,805	114,037	
2028:	40,593	123,011		
2023-2028 Projected Annual Rate	3.73%	1.53%		

HOUSING UNIT SUMMARY

	2023	2028 Projected Housing Units:
3 MI.	11,459	13,684
5 MI.	38,572	41,756

HOUSEHOLD SUMMARY

		2028 Projected Household Size:	
2023 Households		2028 Households	
			3 Miles: 3.20
			5 Miles: 3.12
2023-2028 Projected Annual Rate:			
3 MILES	10,410	12,650	3.97%
5 MILES	35,770	39,012	1.75%

MEDIAN HOUSEHOLD INCOME

2023



3 Miles **\$105,807**
5 Miles **\$101,162**

2028 Projected



3 Miles **\$115,612**
5 Miles **\$110,411**

3 miles 5 miles

2023 Households by Income

	3 miles	5 miles
\$50,000 - \$74,999	12.4%	15.0%
\$75,000 - \$99,999	17.1%	18.1%
\$100,000 - \$149,999	28.5%	29.3%
\$150,000 - \$199,999	14.6%	11.7%
\$200,000+	12.2%	10.2%
Average Household Income	\$130,508	\$122,592

2028 Projected Households by Income

	3 miles	5 miles
\$50,000 - \$74,999	11.2%	12.5%
\$75,000 - \$99,999	16.0%	17.0%
\$100,000 - \$149,999	29.1%	31.1%
\$150,000 - \$199,999	17.8%	15.1%
\$200,000+	15.7%	13.6%
Average Household Income	\$150,768	\$143,412

Source: ERSI



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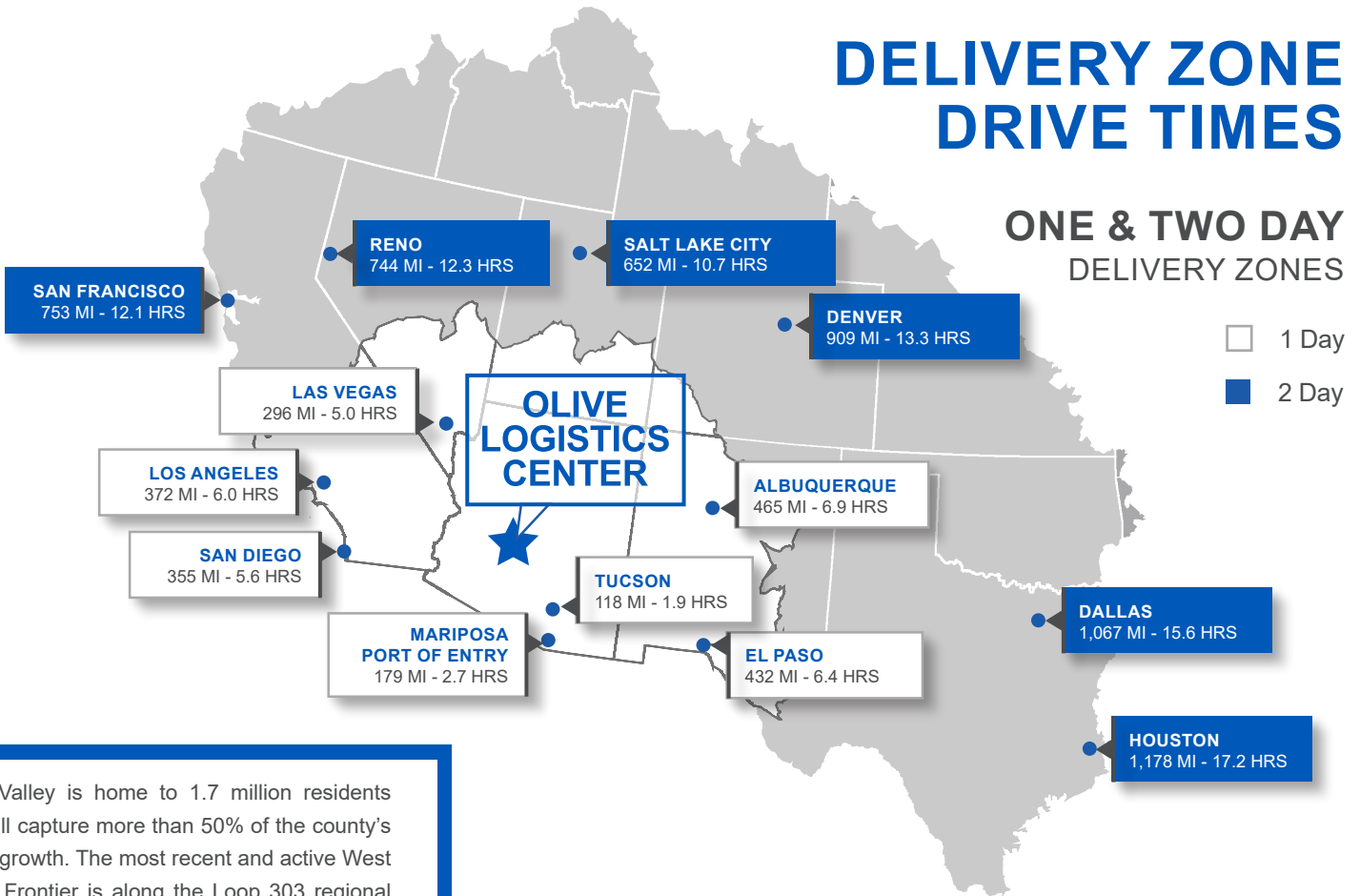
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DELIVERY ZONE DRIVE TIMES

ONE & TWO DAY DELIVERY ZONES



West Valley is home to 1.7 million residents and will capture more than 50% of the county's future growth. The most recent and active West Valley Frontier is along the Loop 303 regional corridor.

This 34-mile-long corridor connects Maricopa County to other markets, including California, Central Phoenix, and Northern Arizona. This corridor is developing strategically with an eye to beneficial land use, consumer-driven needs and community values. Goodyear and Glendale have used this section of the freeway corridor to promote the growth of manufacturing and supply chain companies, capitalizing on their location as well as permitted land use in respect to neighboring Luke Air Force Base.

PHOENIX METRO WEST VALLEY OVERVIEW

- **25 MINS** Average Time to Phoenix Sky Harbor International Airport
- **1.7 MILLION** Residents, 2.1 Million by 2030
- **1-DAY** Truck Turnaround from Ports in California and Mexico
- **5 HOURS** From Southern California
- **8 HOURS** From Mexico's Port of Guaymas
- **\$229,579** Median Home Price
- **35** Median Age of Residents
- **\$75,556** Average Household Income (30% of population's average HHI is between \$75,556 and \$149,000)
- **63%** of West Valley Residents Are of Workforce Age

Source: <https://www.westmarc.org/resources/>



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