



LOGISTICS[®]
PROPERTY
CO

OLIVE LOGISTICS CENTER

GLENDALE, AZ

Building 1: 17210 West Olive Avenue

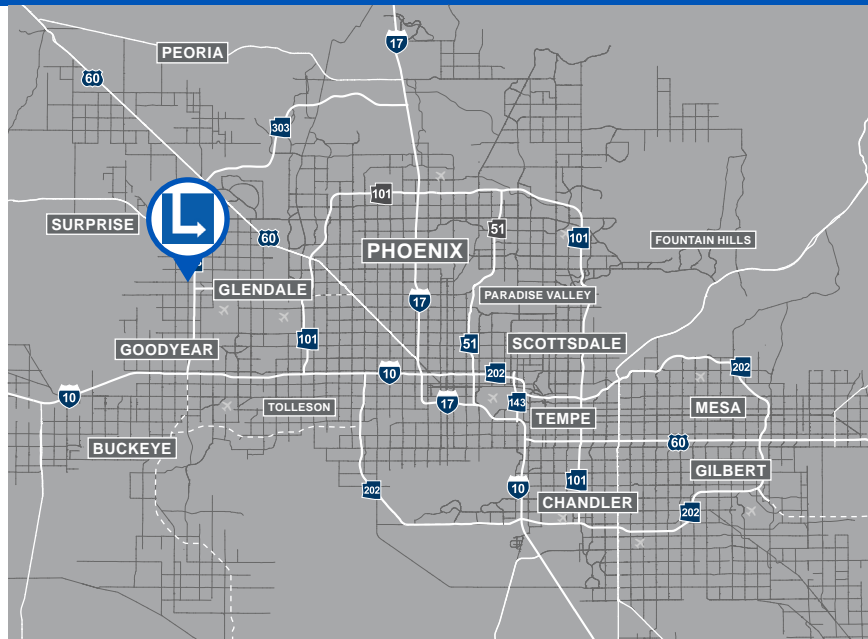
Building 2: 17240 West Olive Avenue



1,032,079 SF INDUSTRIAL SPEC DEVELOPMENT | DELIVERING Q1 2025

LOCATION AND ECONOMIC SIGNIFICANCE

- 1,032,079 SF two building development
- Pre-registered LEED Gold
- 2 signalized intersections at 173rd & Cotton Lane
- Quick access to multiple interchanges on the 303 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
Suite 400
Phoenix, AZ 85016

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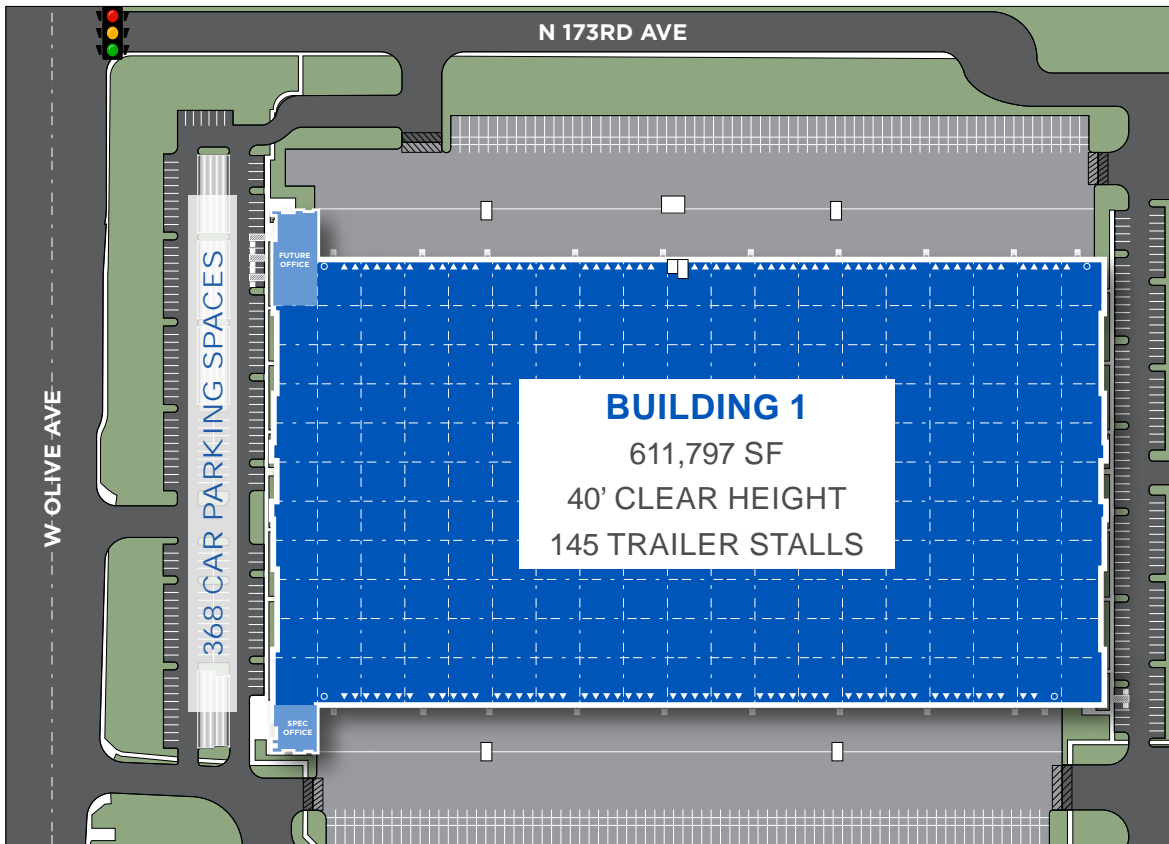
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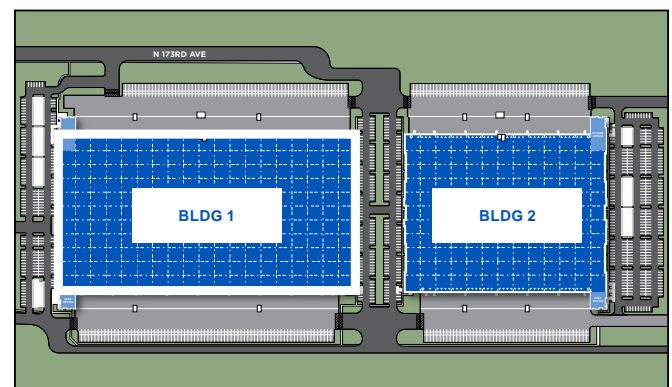
Building 2: 17240 West Olive Avenue



BUILDING 1 SITE PLAN

BUILDING 1

- Size: ±611,797 SF
- Office: ±3,300 SF
- Clear Height: 40'
- Column Spacing: 50' x 56'
- Building Dimensions: 1,064' X 570'
- Speed Bay Depth: 60'
- Truck Court Depth: 190'
- Dock High Doors: 113
- Grade Level Doors: 4
- Car Parking: 368
- Sprinklers: ESFR
- Ingress/Egress Points: 4
- Power: (2) 3,000 Amp Services



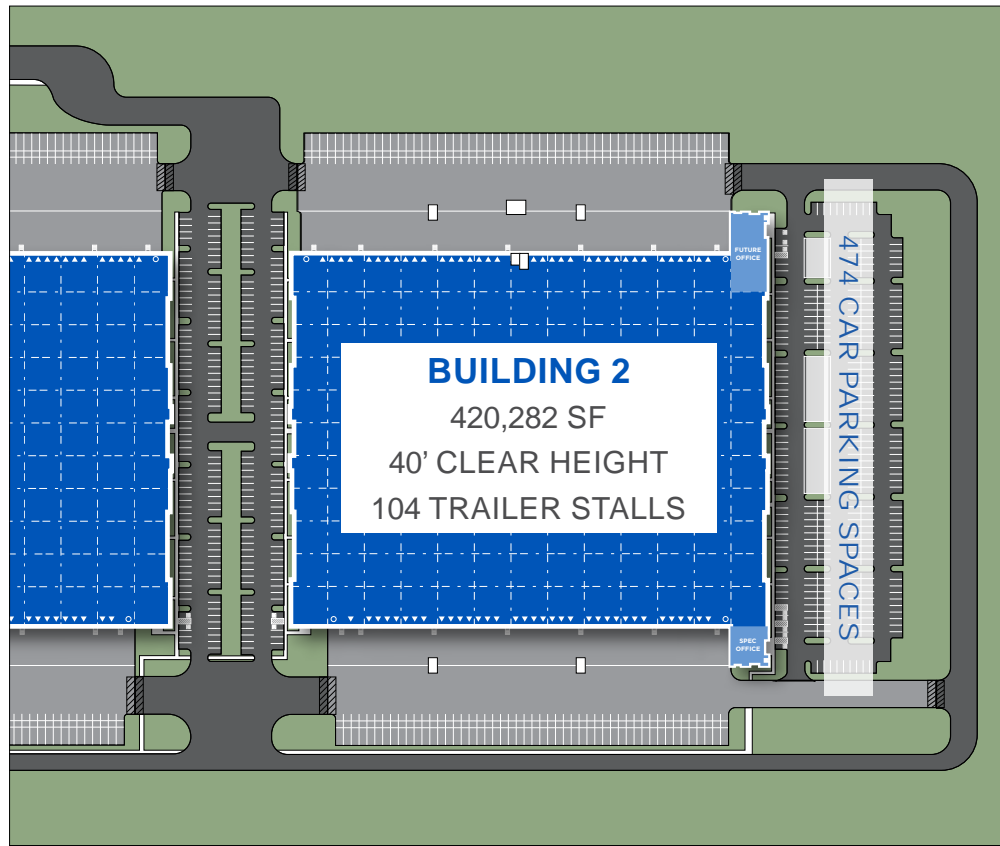
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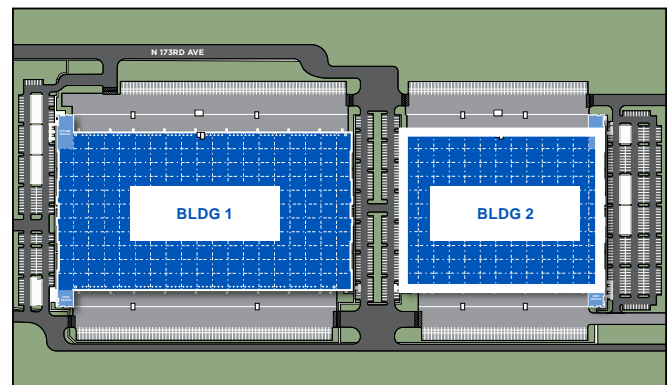
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BUILDING 2 SITE PLAN

BUILDING 2

- Size: ±420,282 SF
- Office: ±3,300 SF
- Clear Height: 40'
- Column Spacing: 50' x 56'
- Building Dimensions: 728' X 570'
- Speed Bay Depth: 60'
- Truck Court Depth: 190'
- Dock High Doors: 71
- Grade Level Doors: 4
- Car Parking: 473
- Sprinklers: ESFR
- Ingress/Egress Points: 4
- Power: (2) 3,000 Amps Services



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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, RedBull,
UPS, Walmart, White Claw, Williams Sonoma



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3 & 5 MILE RADIUS DEMOGRAPHICS

| POPULATION SUMMARY | | 3 MILES | 5 MILES |
|--------------------|--|---------|---------|
| |  | 2023: | 33,805 |
| | 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 | 2028 Projected |
|--|-----------|--|
|  | |  |
| 3 Miles | \$105,807 | \$115,612 |
| 5 Miles | \$101,162 | \$110,411 |

| | 3 miles | 5 miles |
|----------------------------------|-----------|-----------|
| 2023 Households by Income | | |
| \$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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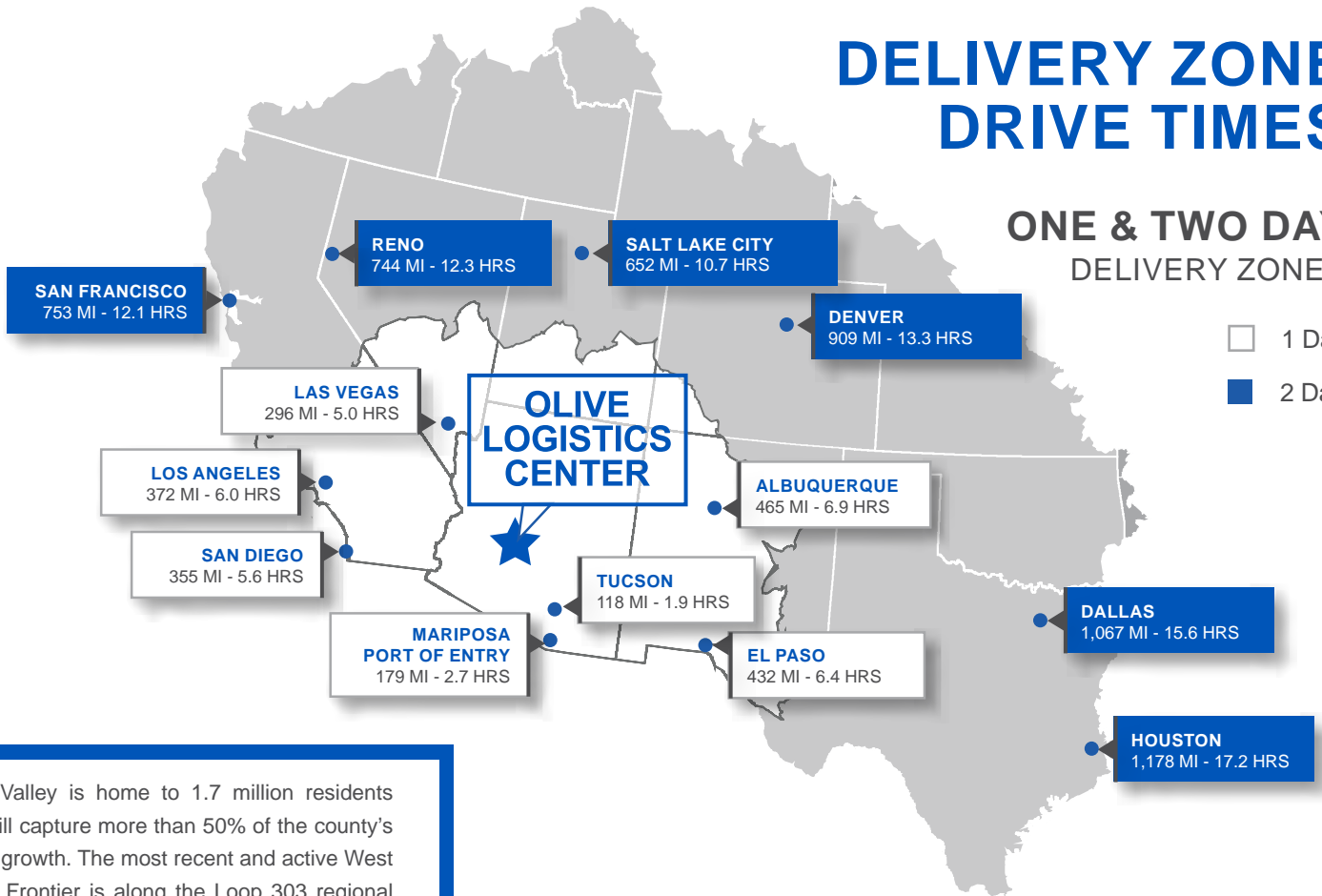
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DELIVERY ZONE DRIVE TIMES

**ONE & TWO DAY
DELIVERY ZONES**

□ 1 Day

■ 2 Day



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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