

GO | 99 NORTH

9797 W BUCKEYE ROAD, PHOENIX | AZ 85353

UNDER CONSTRUCTION



±1,100,500 SF

AVAILABLE **FOR LEASE OR SALE**

DELIVERING Q2 2027

MIKE HAENEL

Executive Vice Chair
602 224 4404
mike.haenel@cushwake.com

ANDY MARKHAM, SIOR

Executive Vice Chair
602 224 4408
andy.markham@cushwake.com

PHIL HAENEL

Executive Vice Chair
602 224 4409
phil.haenel@cushwake.com

JUSTIN SMITH

Director
602 586 5938
justin.p.smith@cushwake.com



CONCEPTUAL SITE PLAN

GO | 99
NORTH

BUILDING FEATURES

- + ±1,100,500 SF (Divisible)
- + Clear Height: 40'
- + 215 Trailer Stalls (Expandable to 297 Stalls)
- + ±1,195 Car Parks
- + 56' X 53'- 4" Column Spacing
- + 60' Speed Bays
- + 187 Dock High Doors
- + 4 Grade Level Doors
- + R-30 Insulation at Roof
- + Clerestory Windows
- + 190' Truck Courts North & South (All Concrete)
- + 4 Office Locations
- + Will Be Delivered with AC
- + 6,000 AMPS of Power (Expandable to 9,000 AMPS)
- + Office to Suit

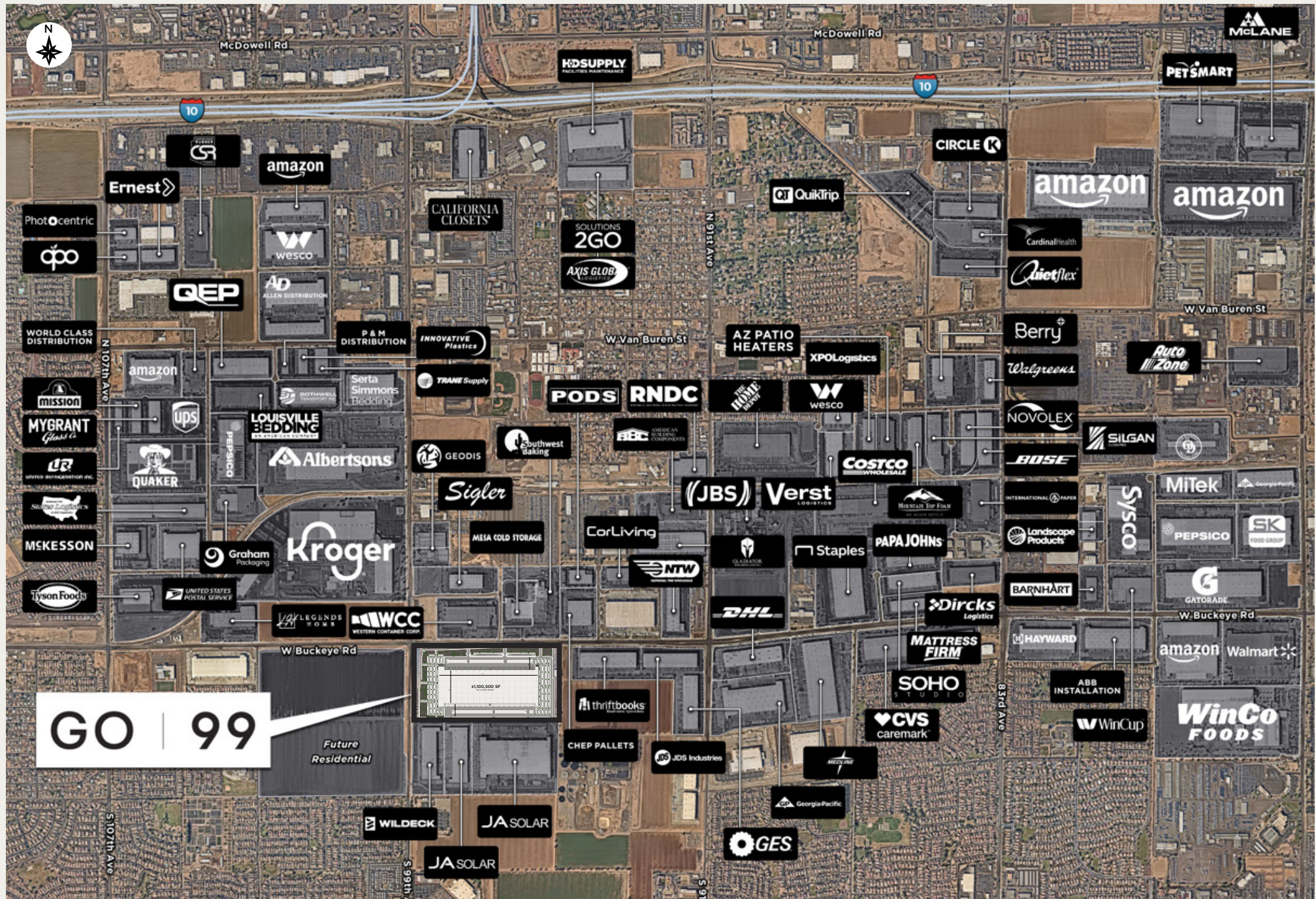


PROPERTY FEATURES

- + ±69.14 Total Net Acres
- + Zoning: CP/GCP (Industrial)
- + Direct Access To/From I-10 (on 99th Ave. – 1.7 Miles, 3 Minutes)
- + I -10 Interstate Full Diamond Interchanges at 99th Avenue, 91st Avenue, and 107th Avenue

MAJOR OCCUPIERS NEARBY

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STRATEGIC LOCATION

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NORTH



3 MILES

TO THE I-10



319 AMENITIES

WITHIN 3 MILES



20 MINUTES

TO PHX SKY HARBOR
AIRPORT



40% LESS

OFFERS UP TO 40% LESS
OPERATIONAL COSTS THAN
CALIFORNIA



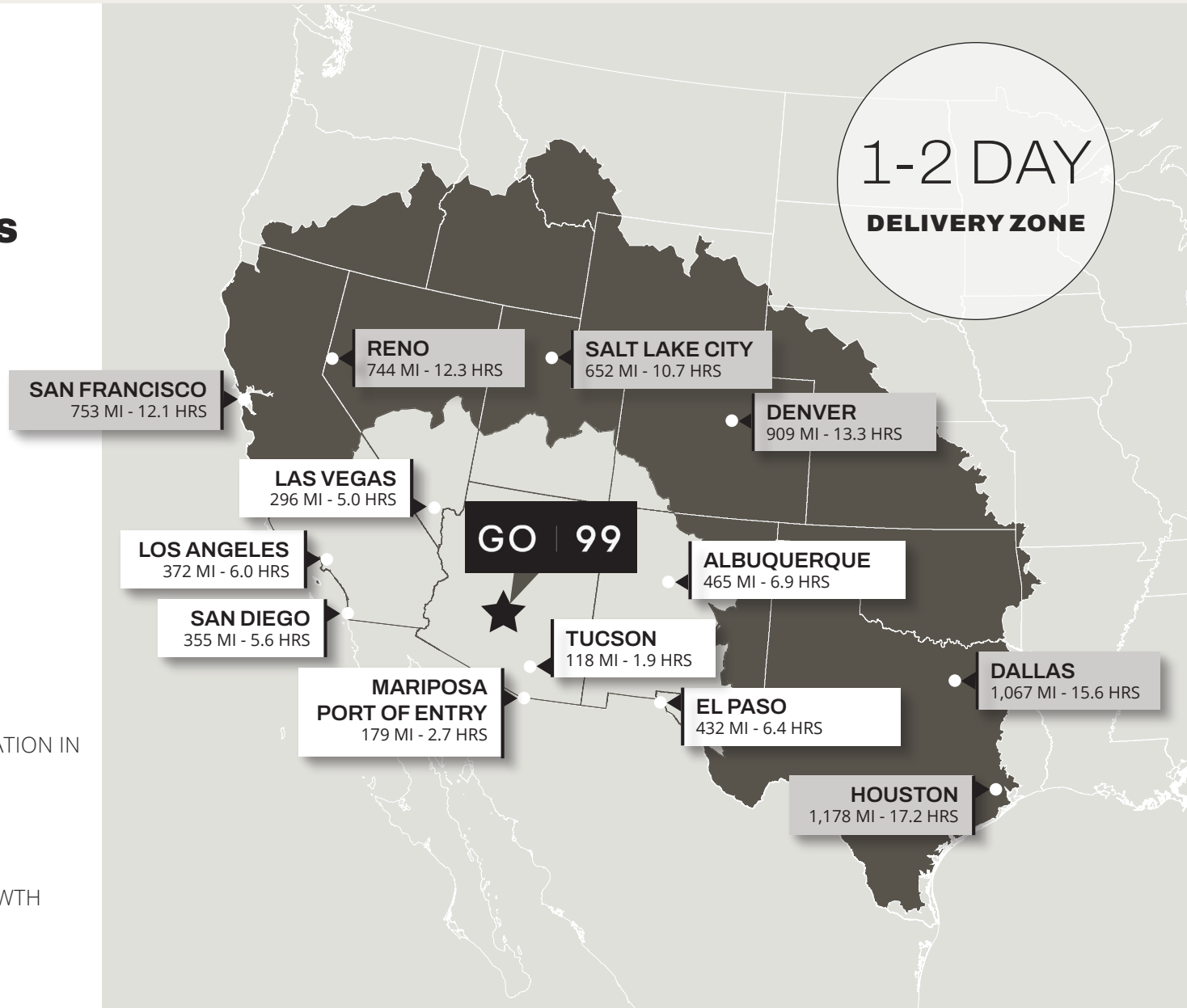
216,659

TOTAL RESIDENTIAL POPULATION IN
A 5-MILE RADIUS



TOP 5

STATE FOR PROJECTED GROWTH
PROSPECTS (FORBES)





INDUSTRIAL UNBOXED

Development strategies for industrial users which deliver unrivaled efficiency and workplace strategizes.

DESIGN FOCUSED

Unmatched building amenities boosting employee productivity.

In today's competitive environment, employers need to differentiate themselves in order to recruit top talent. GO Industrial design decisions are human-centered. Our facilities enhance employee engagement, reduce absenteeism, lower healthcare costs, and improve the recruitment and retention of top talent.

LOCATIONALLY DRIVEN

Site selections driven by infill locations in heavy employment corridors.

In-demand locations create high barriers to entry for buyers and developers, thus requiring a creative solution to source and acquire these opportunities. GO Industrial provides logistics solutions for businesses feeding the demand of these growing populations.

RAISING STANDARDS

Delivering a new level of Class A product to an evolving market. Our buildings are constructed to support e-commerce and logistic uses with industry-leading clear heights, expandable power, fullyinsulated and air-conditioning ready. To support building longevityand reduce operating expenses building slabs, truck courts and roof systems are thoughtfully engineered and constructed.

Our spec office improvements allow for near immediate tenant occupancy and break the mold of the dated warehouse office environment, offering higher end finishes, open workplaces and health focused workout and break areas.



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2555 E Camelback Rd, Suite 400 | Phoenix, AZ 85016
ph 602 954 9000 | fax 602 253 0528 cushmanwakefield.com

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