

SKY HARBOR

BUSINESS PARK



7TH AVENUE & ELWOOD STREET

**83 ACRE MASTER PLANNED INDUSTRIAL PARK
7 BUILDINGS 59,194 SF - 230,504 SF AVAILABLE FOR LEASE**



PROPERTY HIGHLIGHTS

Sky Harbor Business Park is located in the heart of the Sky Harbor Phoenix submarket less than two miles from Sky Harbor International Airport and conveniently located near the I-17 & I-10 Freeways. Sky Harbor Business Park is an 83-acre master plan industrial park offering tenants a variety of building sizes that can provide flexible solutions for all industrial users.

SRP POWER

ESFR FIRE
SPRINKLER SYSTEMS

ALL CONCRETE TRUCK COURTS
& AUTO PARKING

DOCK HIGH & GRADE LEVEL LOADING

TRAILER PARKING AVAILABLE

OUTSIDE STORAGE AVAILABLE

MULTIPLE POINTS OF INGRESS/EGRESS

3 MINUTES TO DOWNTOWN PHOENIX

VISIBILITY ON 7TH AVENUE AND
CENTRAL AVENUE

FUTURE LIGHT RAIL STOP ON
CENTRAL AVENUE



PHASE 1: BUILDINGS A & B

BUILDING A

BUILDING SIZE: 224,349 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 16
GRADE LEVEL DOORS: 6
DIMENSIONS: 896' X 260'
SPEED BAYS: 60'

BUILDING B

BUILDING SIZE: 230,504 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 19
GRADE LEVEL DOORS: 7
DIMENSIONS: 1064' X 220'
SPEED BAYS: 70'



PHASE 1: BUILDINGS C & D

BUILDING C

BUILDING SIZE: 90,306 SF

CLEAR HEIGHT: 32'

DOCK LOW LOADING DOORS: 10

DIMENSIONS: 560' X 170'

SPEED BAYS: 60'

BUILDING D

BUILDING SIZE: 85,670 SF

CLEAR HEIGHT: 32'

DOCK LOW LOADING DOORS: 10

DIMENSIONS: 560' X 160'

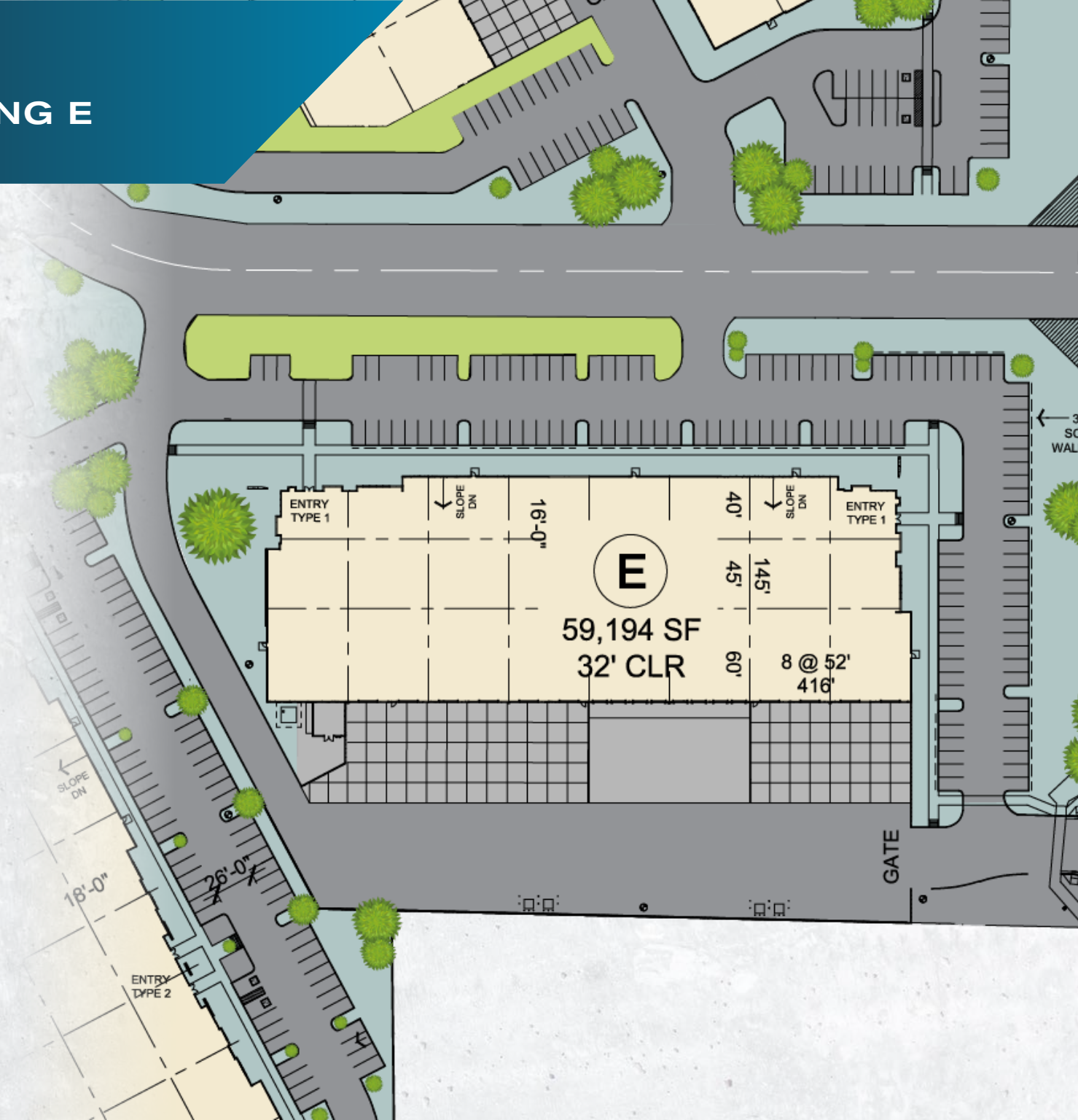
SPEED BAYS: 60'



PHASE 1: BUILDING E

BUILDING E

BUILDING SIZE: 59,194 SF
CLEAR HEIGHT: 32'
DOCK LOW LOADING DOORS: 8
DIMENSIONS: 416' X 145'
SPEED BAYS: 60'



SKY HARBOR INDUSTRIAL MARKET

The Sky Harbor Airport submarket has regularly been one of the most robust and strongest performing industrial areas in Metro Phoenix. This industrial area is one of the largest and most well-known due to the proximity to I-10, I-17, U.S. Route 60, and Loop 202. Logistics, distribution, and e-commerce users continue to fuel positive absorption in Sky Harbor Airport. Overall demand shows no signs of slowing, with tightening vacancy rates in the submarket. The Sky Harbor Airport submarket has historically been a strong performing area and coupled with the up-tick in investors aggressively pursuing well-located assets in secondary markets makes the Property's location a major benefit.

Phoenix Sky Harbor International Airport is one of the busiest in the nation and ranked number one in the U.S. by travelers. On a typical day, more than 1,200 aircrafts arrive and depart, more than 125,000 passengers arrive and depart, and more than 1,000 tons of air cargo is handled. The airport has a \$106 million daily economic impact and employs more than 269,000 people. J.D. Power has ranked Phoenix as the #1 mega airport in for traveler satisfaction.





DRIVE TIMES

- 4 MINUTES TO THE I-17
- 7 MINUTES TO THE I-10
- 9 MINUTES PHX AIRPORT
- 9 MINUTES TO LOOP 202
- 9 MINUTES TO ROUTE 51
- 12 MINUTES TO ROUTE 60

SKY HARBOR
BUSINESS PARK

CORPORATE NEIGHBORS

SKY HARBOR
BUSINESS PARK

STRATEGIC SOUTHWEST LOCATION

PHOENIX, ARIZONA



Proximity to Phoenix Sky Harbor International Airport, Arizona State University, and abundant amenities.



Less than six hours to the Ports of Long Beach and Los Angeles. San Diego, Las Vegas, Tucson, Albuquerque, El Paso, and the Mariposa Point of Entry are all within a one-day truck drive.



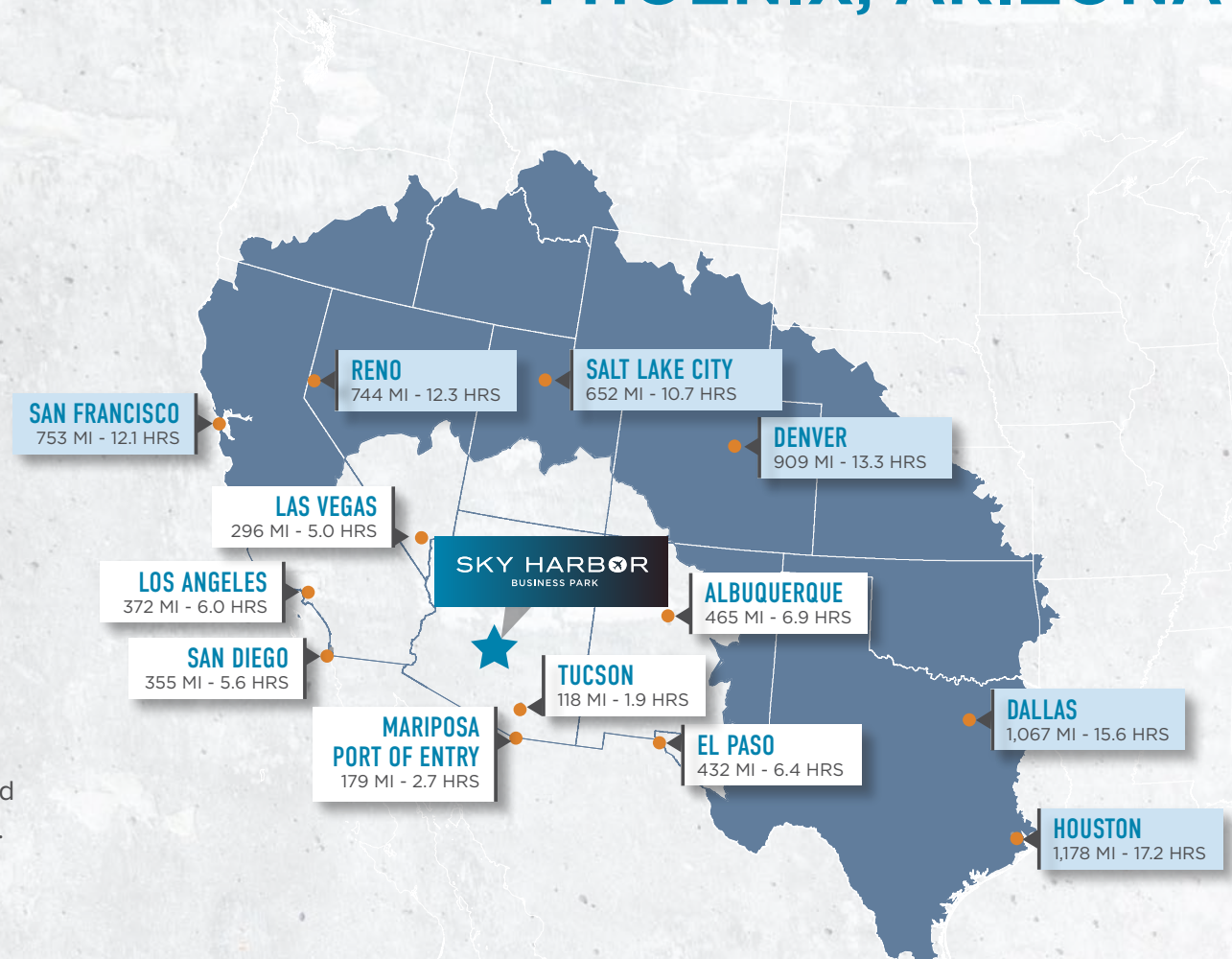
Shipping costs from Greater Phoenix to California are up to 75% lower than other Mountain West markets.



6 Freeway Access routes nearby

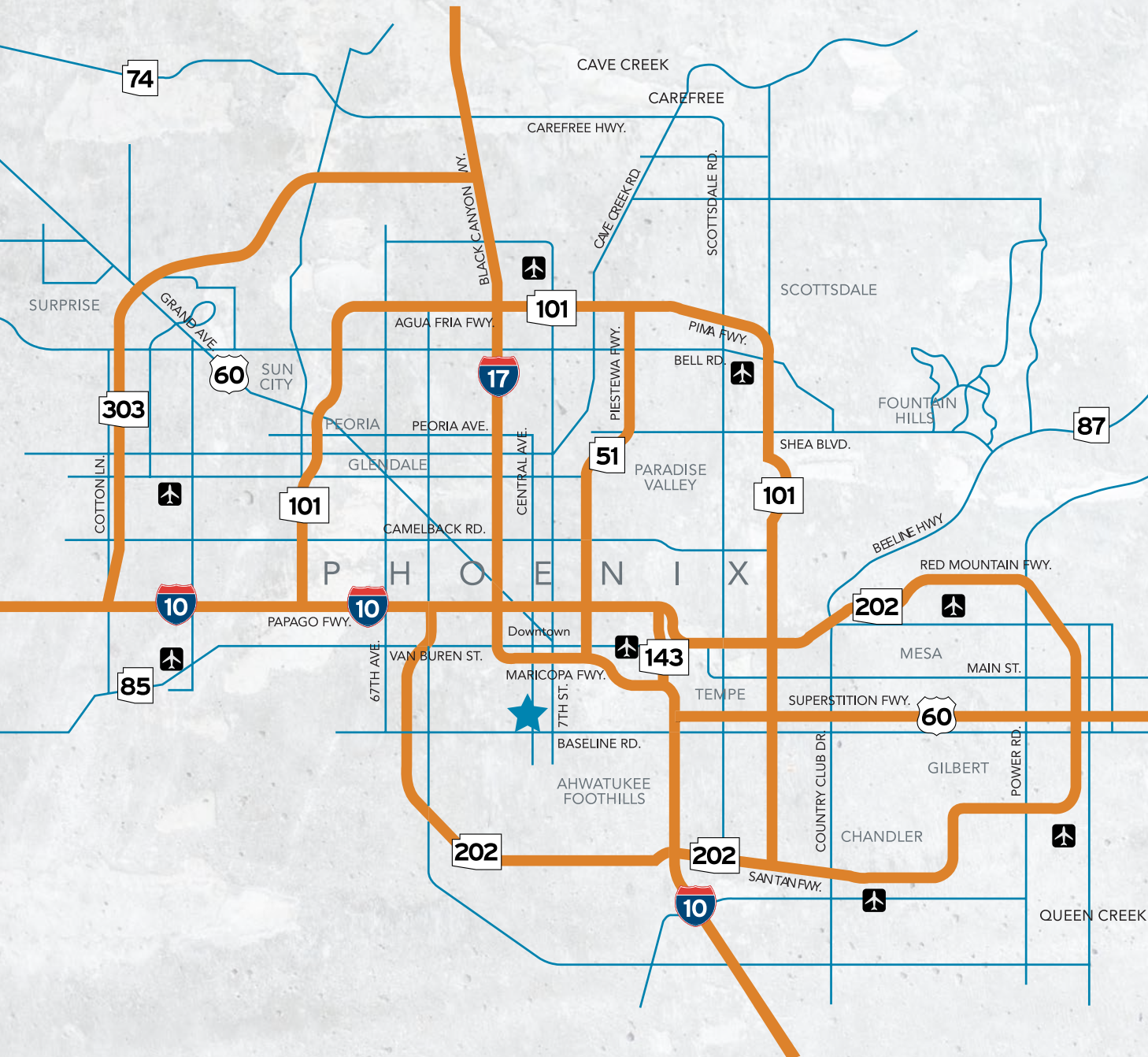


Forbes named Arizona #1 in best states for future job growth. Arizona is projected to add more than 700,000 jobs by 2030.



ONE-TWO DAY DELIVERY ZONE

LOCATION MAP



PRIME INFILL & LAST MILE LOCATION

located within minutes of multiple major freeways providing access to the Phoenix Metro Area.

PHOENIX 5TH LARGEST CITY IN US

10th largest metropolitan area with 5 million residents.

1,450,000

Workforce population within 45-minute commute

RANKED #2

Arizona is nationally ranked at #2 as a top state for workforce quality and availability, and #1 in higher education degree opportunities.

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