

CALIBER
BY GREYSTAR

Building A | ±114,446 SF

For Sale or Lease

6,000 Amps of Power

3 BUILDING INDUSTRIAL PARK

9595 N. 79th Avenue, Peoria, Arizona



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

HAGEN HYATT

Executive Vice President

T +1 602 282 6275

M +1 520 904 1589

hagen.hyatt@jll.com

JOHN LYDON

Senior Managing Director

T: +1 602 282 6326

M: +1 773 617 6511

john.lydon@jll.com

AJ LYDON, SIOR

Vice Chairman

T +1 602 282 6268

M +1 602 469 1843

aj.lydon@jll.com

KELLY ROYLE

Vice President

T: +1 602 282 6258

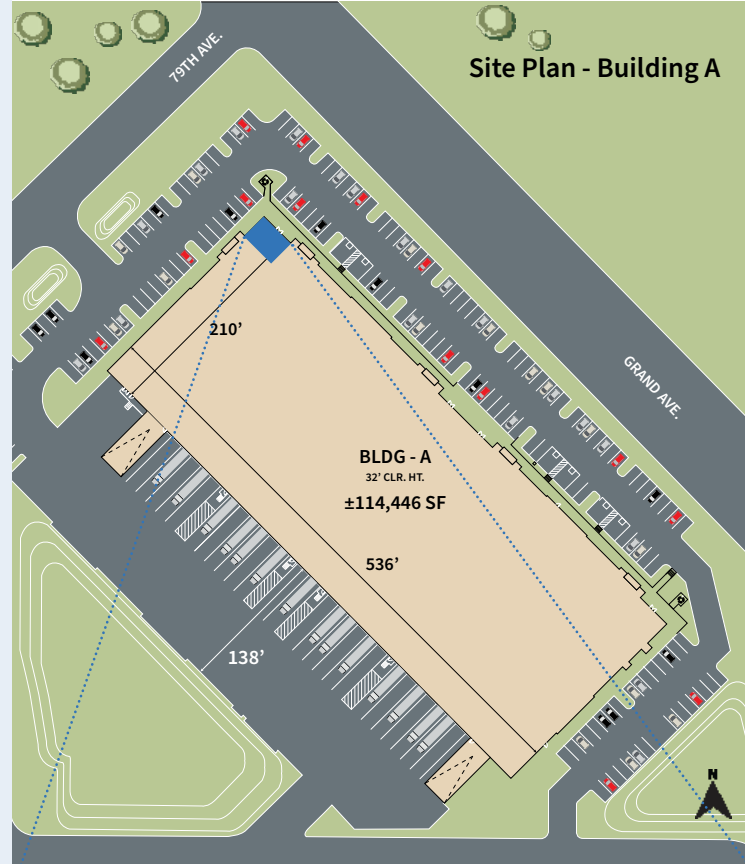
M +1 602 814 1583

kelly.royle@jll.com



BUILDING SPECIFICATIONS

ADDRESS	9595 N 79th Ave
BUILDING SIZE	114,446 SF (Divisible)
DIMENSIONS	210' x 536'
SPEC OFFICE SIZE	2,081 SF
CONFIGURATION	Rear Load
CLEAR HEIGHT	32'
TRUCK COURT	138'
DOCK DOORS	28
DRIVE-IN DOORS	2 (12' x 14')
CAR PARKING	186
LIGHTS	LED
COOLING	100% HVAC
COLUMN SPACING	50' x 52' with 60' speed bay
POWER	6,000 amp (expandable)
SLAB THICKNESS	6" Unreinforced 4000 PSI concrete
ROOF SYSTEM	Panelized roof structure, TPO membrane, 20 year warranty
SPRINKLERS	ESFR

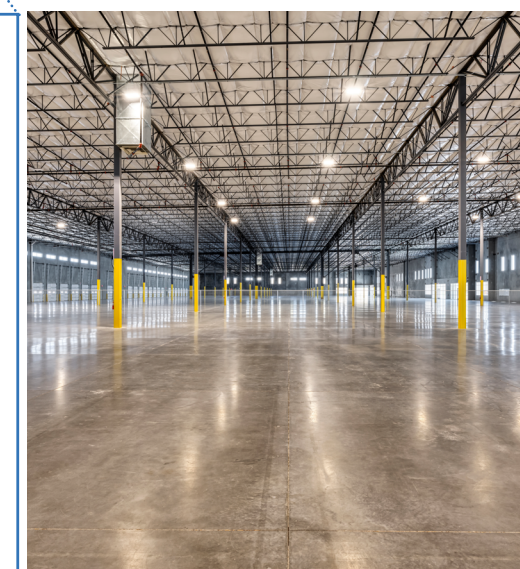
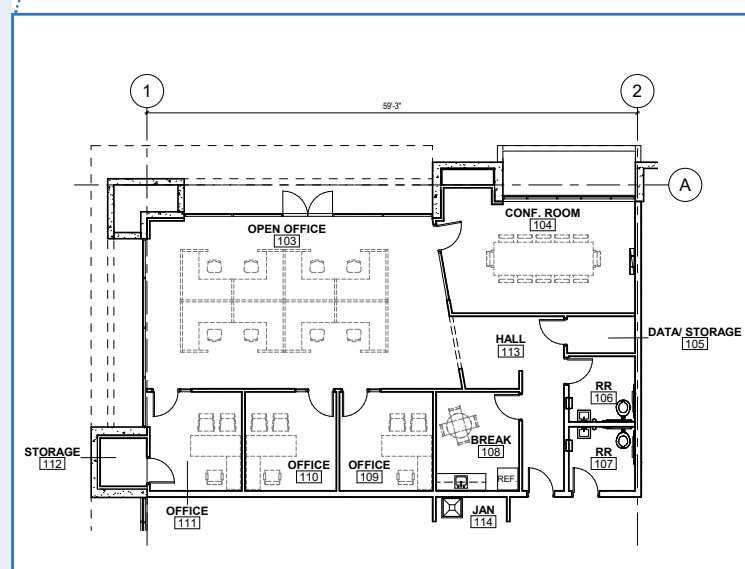


Spec Suite

2,081 SF



CLICK OR SCAN
FOR DIGITAL
WAR ROOM



MAKE-READY IMPROVEMENTS

- Raceway infrastructure to
 1. Support roof mounted solar panel system
 2. EV charging stations capability
- Spec suite & LED lights are complete
- HVAC & additional power has been ordered for the park and will be allocated based on tenant need