

# PARK || 303



LINCOLN  
PROPERTY  
COMPANY

PREMIUM INDUSTRIAL SPACE  
**483,000 SF to 2,500,000 SF**  
GLENDALE, ARIZONA

LPC  
DESERT  
WEST  
LINCOLN PROPERTY COMPANY

# PARK 303

SITE

LUKE  
AIR FORCE BASE

GLENDALE  
AIRPORT

## DRIVE TIMES



5 sec to AZ Loop 303

5 min to the I-10

15 min (or less) to 30+ Amenities

25 min to PHOENIX Sky Harbor  
International Airport

PARK 303 is accessible to a workforce  
of 1.7 MILLION within a 30-MINUTE COMMUTE.  
Year over year, 3,800 more people join the  
labor force in the West Valley.

LOOP 303  
industrial hub



**UNMATCHED**

Freeway Frontage and Access

**TOP LABOR MARKET**

in the Phoenix Metro

**30+ MILLION**

Consumers can be reached within a Single Day Truck Haul



# PARK ACCESS

PARK||303 offers an extraordinary opportunity to maximize flexibility and efficiency in the PHOENIX metro market's brightest new industrial center.

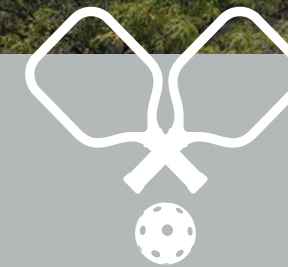


# AMENITY SPACE

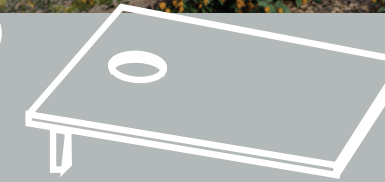
**Health** and **wellness** focused outdoor amenity space, delivering a *best-in-class tenant experience*.



BASKETBALL



PICKLE BALL



OUTDOOR  
GAMES



BARBECUE

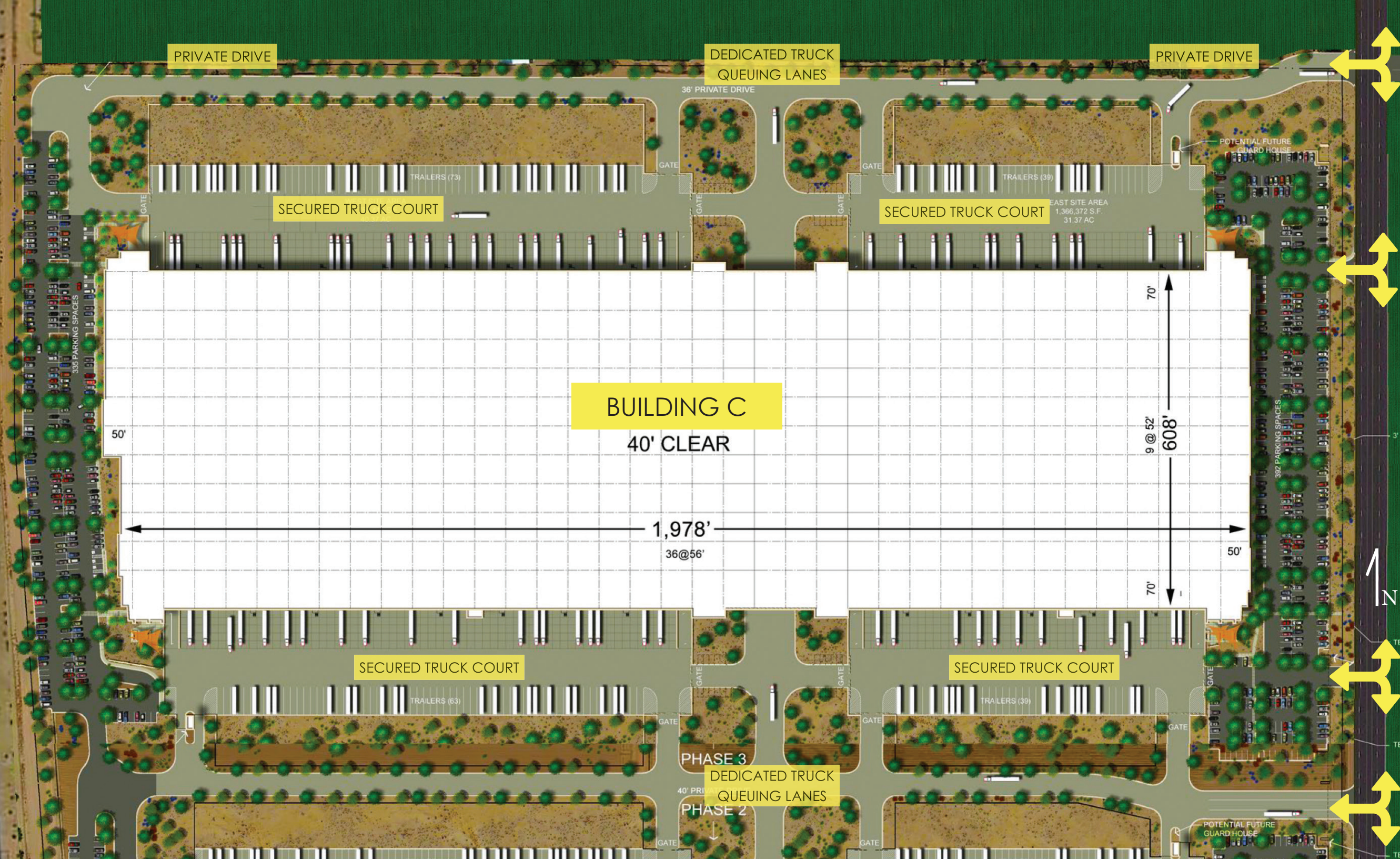


OUTDOOR  
EATERY



EMPLOYEE  
COLLABORATION





# SITE PLAN

## BUILDING C

BUILDING AREA:  $\pm 1,259,666$  S.F.  
NET SITE AREA: 71.74 Acres  
BUILDING HEIGHT: 40' Clear  
BUILDING DEPTH: 608'

Signage on AZ Loop  
303

256 Dock Doors  
(expandable)

Up to 578  
Trailer Stalls

$\pm 656$  Parking Stalls  
(expandable)



FTZ Capable

SEPARATION TO  
 $\pm 680,750$  &  $\pm 483,300$  SF



Indoor | Outdoor  
Amenity Space



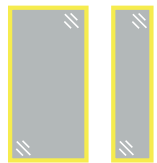
Touchless Technology  
throughout project



3,000 Amp, 277/480 Volt  
power (expandable)



Steel Moment Frame  
Shear Bracing



5'-0" X 10'-0" Clerestory  
Windows on all elevations



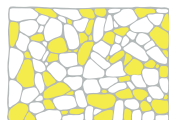
ESFR fire-sprinkler system



25' Tall Glass Entries



White reflective 60 mil  
TPO roof membrane



7" Slab Thickness over 4"  
Crushed Rock

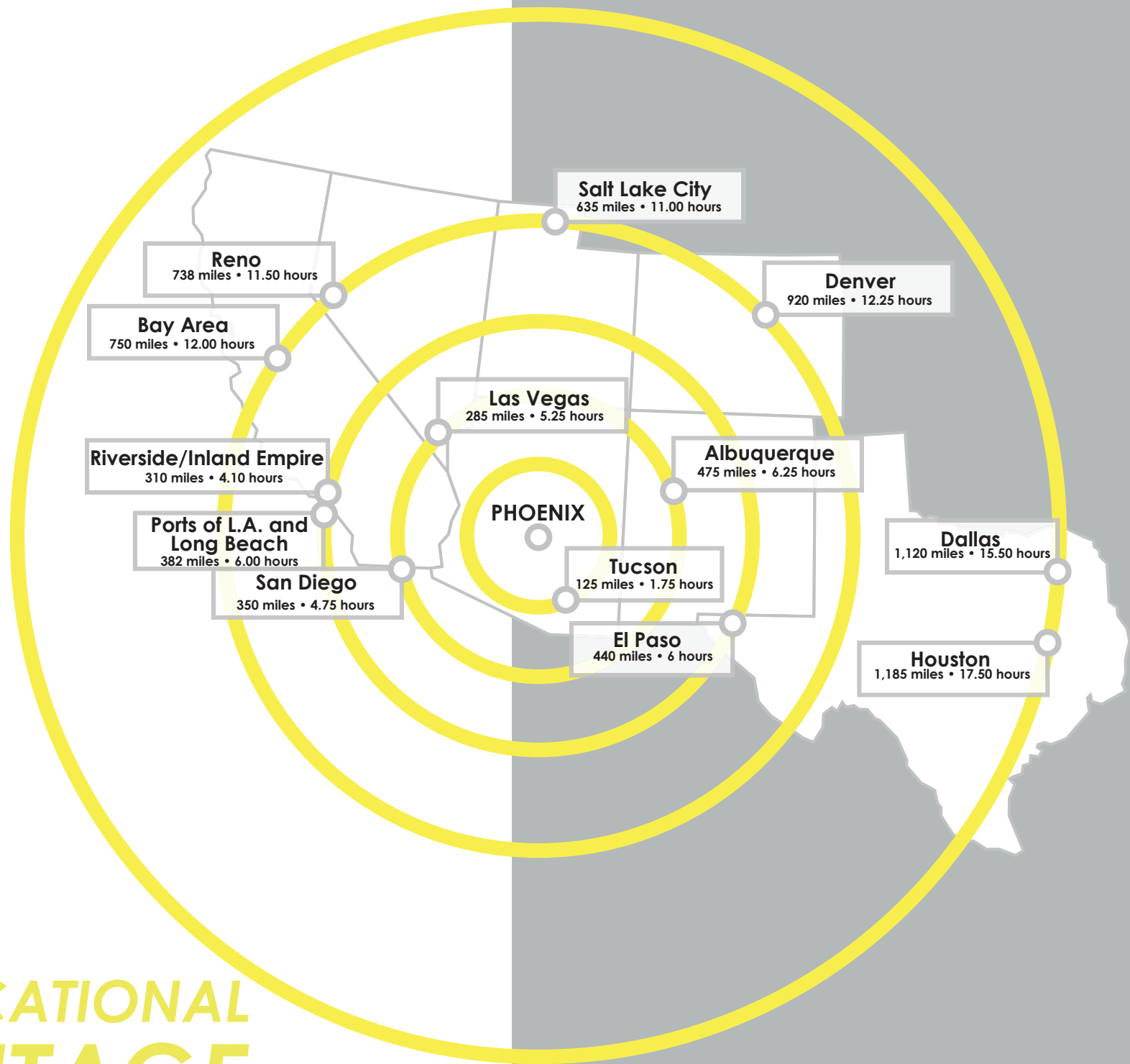


Greater Phoenix has  
the **3rd largest**  
labor pool in the  
Western United States.

**4.75**  
**MILLION**

Greater Phoenix has a  
population of **4.75M**  
and is expected to  
grow to 5.60M by 2030.

**LOCATIONAL**  
**ADVANTAGE**



**42%** of the West Valley  
Workforce has a  
highschool diploma or  
higher education.



The Greater Phoenix region offers  
operational costs of up to **42%**  
less than **California**. Cities in  
Greater Phoenix offer expedited  
permitting **100%** of the time.



Arizona State University's  
Department of Supply Chain  
Management is currently  
ranked **2nd Nationally**.

**33+ MILLION**

Consumers can be reached  
within a single day truck haul.



**20%** lower cost of living compared  
to competitive markets, along with  
home costs as much as **37%** more  
affordable.



As a border state to  
Mexico, Arizona boasts a  
strong trade relationship  
totaling \$17.5 billion in  
two-way trade with the  
country in 2019.



Phoenix Sky Harbor International  
Airport reaches about 124  
domestic and international  
locations and serves 10 major  
freight carriers.



From aggressive tax credits and incentives to programs  
designed to **increase capital**, Phoenix offers a robust,  
pro-business climate.

# PARK 303

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LINCOLN  
PROPERTY  
COMPANY



NAIOP OWNER/DEVELOPER  
OF THE YEAR  
18' | 19' | 20'

**LPCDesertWest.com**



LPC  
DESERT  
WEST  
LINCOLN PROPERTY COMPANY

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