

SEC 99th Avenue & Buckeye Road

THREE-BUILDING INDUSTRIAL DEVELOPEMENT

GO | 99

SOUTH

BUILDING 1 ±246,997 SF | BUILDING 2 ±272,456 SF | BUILDING 3 ±763,410 SF



DELIVERING Q4 2022

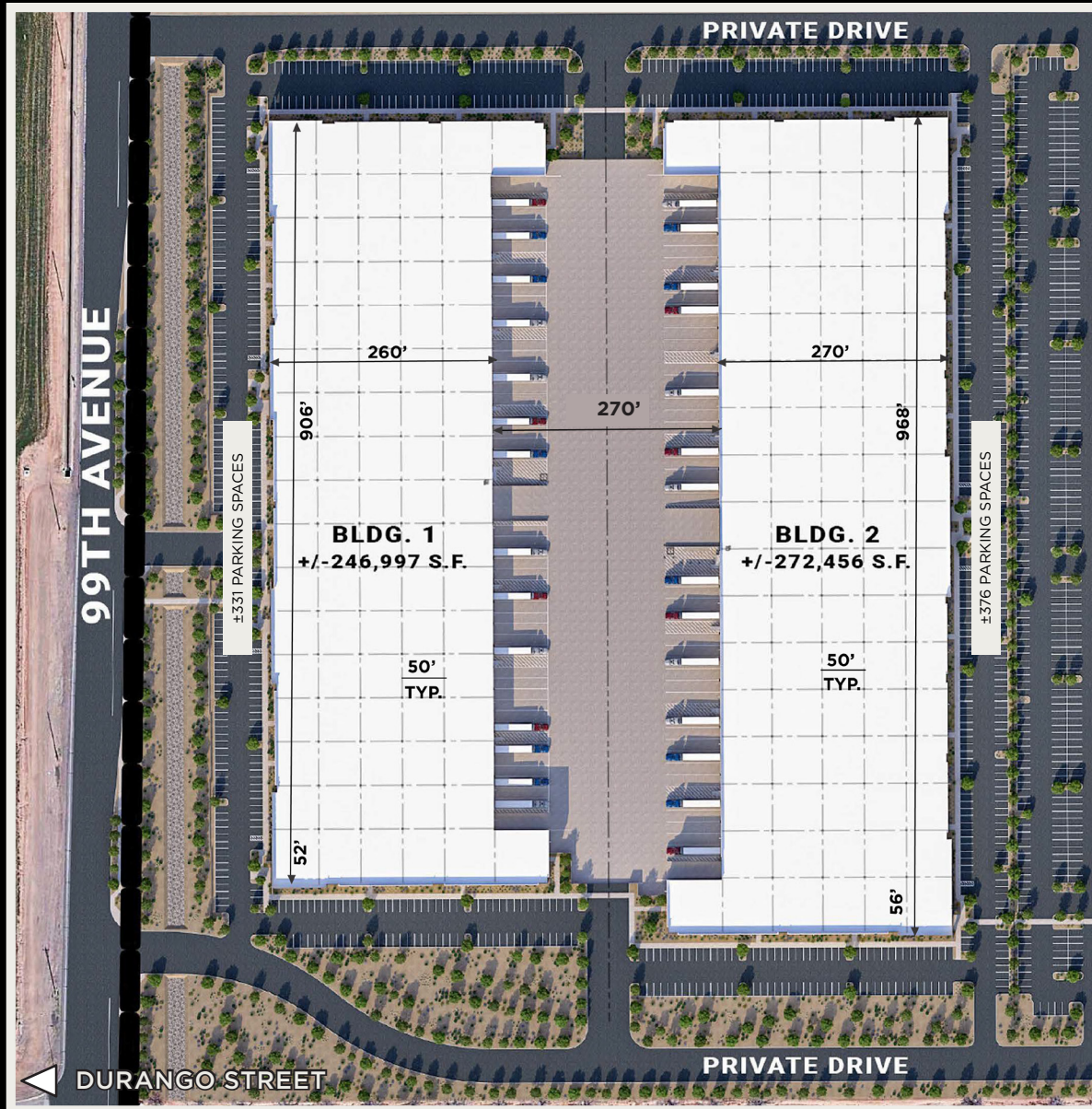
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SITE PLAN



PROPERTY FEATURES

- ±76.34 Total 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
- 7 Points of Ingress/Egress

BUILDING FEATURES

BUILDING 1

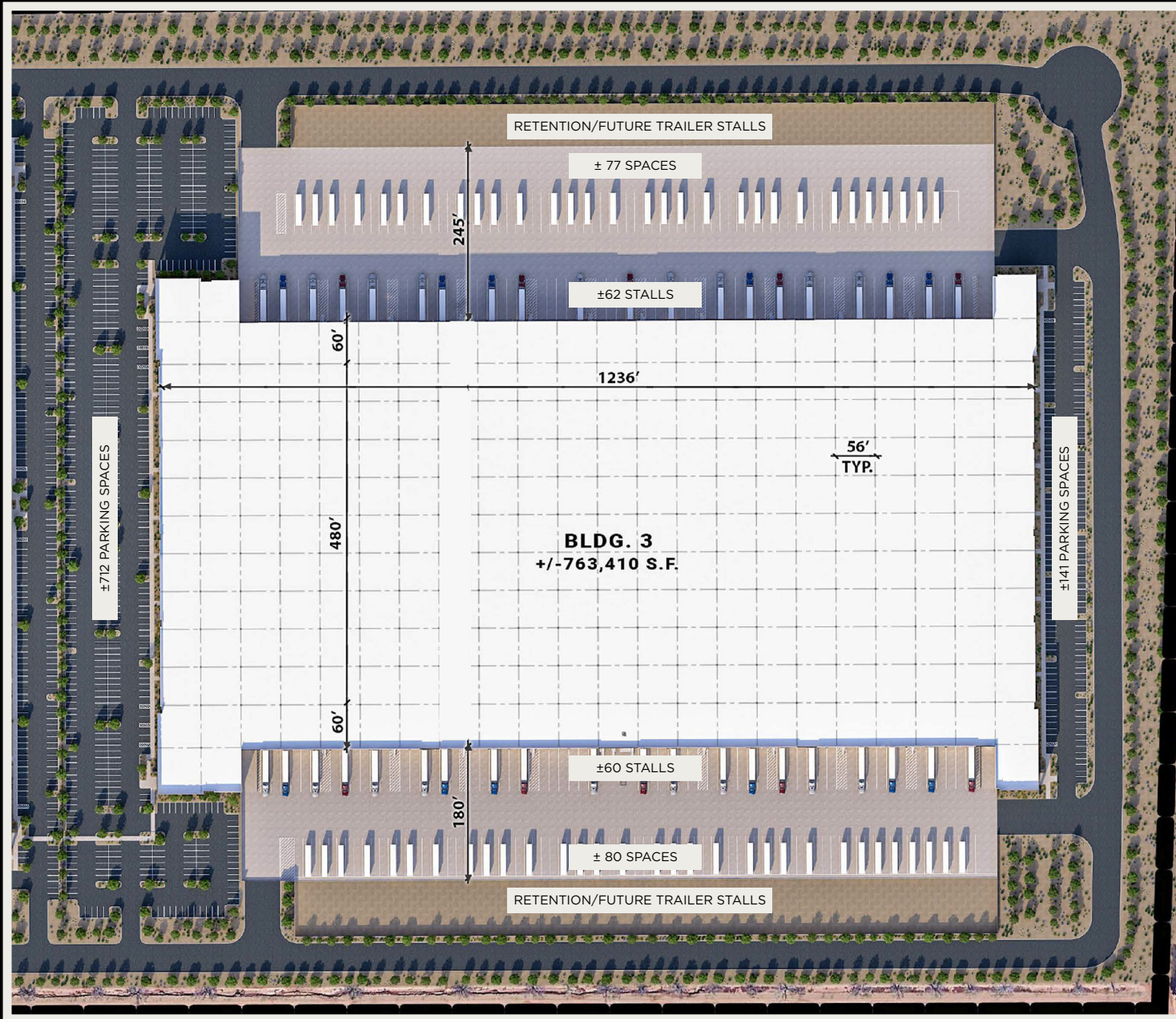
- ±246,997 SF (Divisible)
- Clear Height: 32' (Excluding Speed Bays)
- 44 Dock High Doors
- 4 Grade Level Doors
- ±331 Car Parks
- Bay Spacing: 50' X 52' (60' X 52' at Speed Bay)
- 12' X 14' Dock Doors
- 7" Floor Slab Over 4" ABC Unreinforced Slab
- R-30 Insulation with White Scrim

BUILDING 2

- ±272,456 SF (Divisible)
- Clear Height: 32' (Excluding Speed Bays)
- 44 Dock High Doors
- 4 Grade Level Doors
- ±376 Car Parks
- Bay Spacing: 50' X 52' (60' X 52' at Speed Bay)
- 12' X 14' Dock Doors
- 7" Floor Slab Over 4" ABC Unreinforced Slab
- R-30 Insulation with White Scrim



SITE PLAN



BUILDING FEATURES

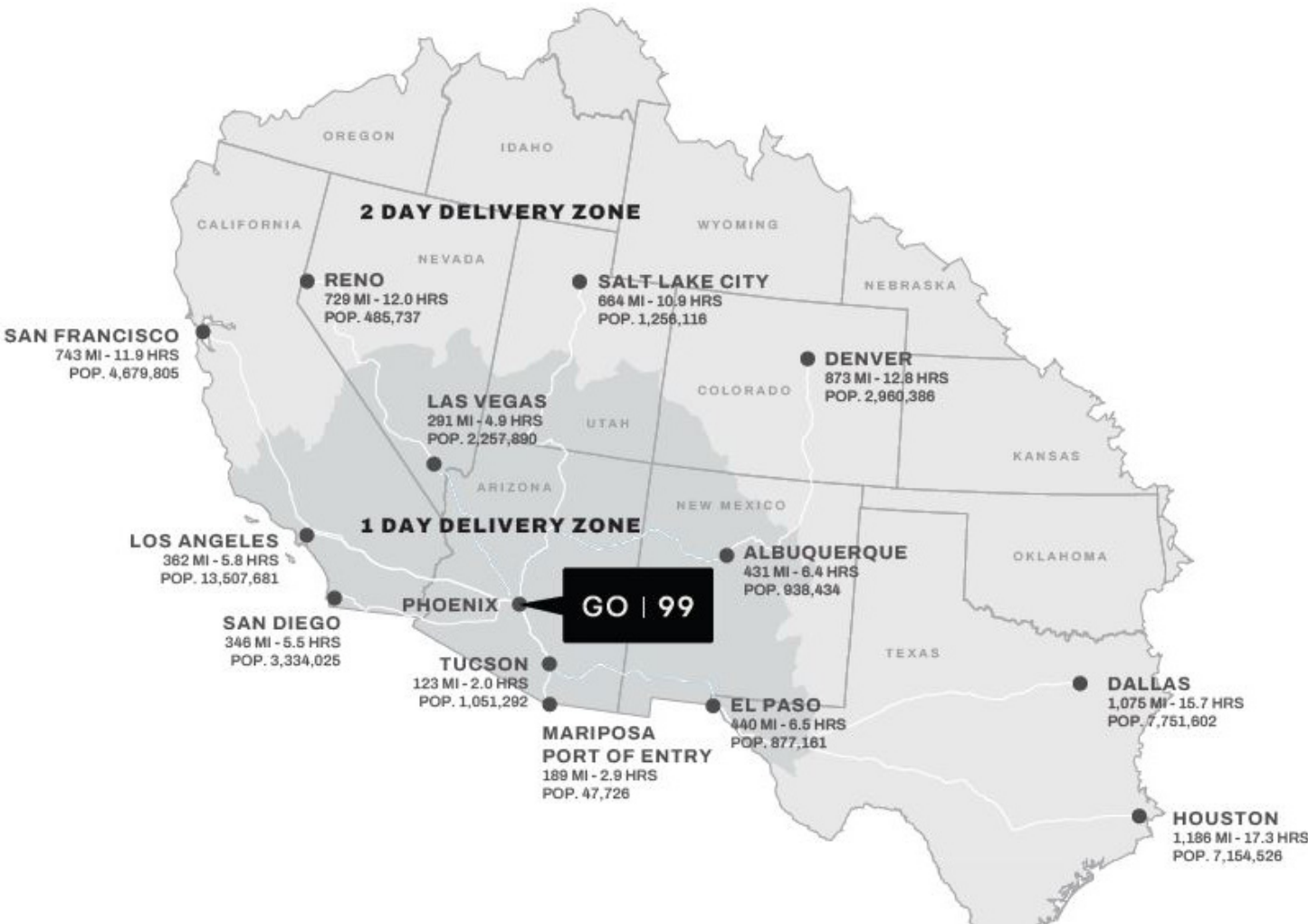
BUILDING 3

- ±763,410 SF (Divisible)
- Clear Height: 40'
- 122 Dock Doors
- 4 Grade Level Doors
- 53' X 4" x 56' (60' X 56' at Speed Bay)
- ±157 Trailer Stalls
- ±712 Parking Spaces
- 7" Floor Slab Over 4" ABC Unreinforced Slab
- 4 Points of Ingress/Egress
- 245' Truck Courts - North
- 180' Truck Courts - South
- R-30 Batt Insulation with White Scrim
- Clerestory Windows

MAJOR OCCUPIERS NEARBY



REGIONAL DRIVE TIME MAP



SEC 99th Avenue & Buckeye Road



3 MILES
TO THE I-10



319
AMENITIES WITHIN 3 MILES



20 MINUTES
TO PHX SKY HARBOR AIRPORT



216,659

TOTAL RESIDENTIAL POPULATION IN
A 5-MILE RADIUS



TOP 5

STATE FOR PROJECTED GROWTH
PROSPECTS (FORBES)



40% LESS

OFFERS UP TO 40% LESS
OPERATIONAL COSTS
THAN CALIFORNIA

INDUSTRIAL UNBOXED

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

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, fully insulated and air-conditioning ready. To support building longevity and 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.



Mike Haenel

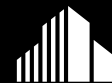
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