



# TAILWIND


LOGISTICS CENTER


SWC NORTHERN AVENUE & REEMS ROAD, GLENDALE, AZ








## WHY GLENDALE?

- 


Abundant top quality and skilled workforce
- 


1.9 million people live within a 30-minute commute to the City's geo hub
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Median age of 33 and \$59,711 median household income
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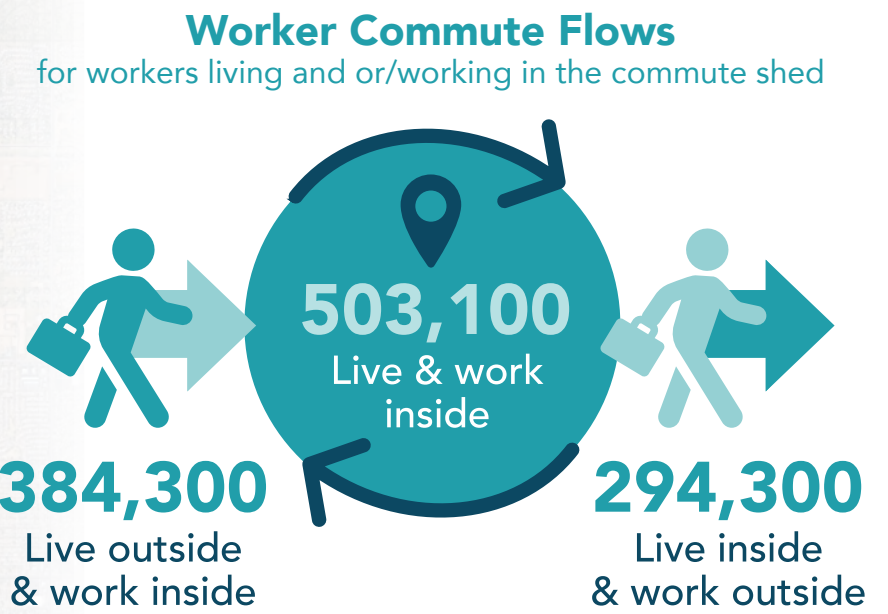
Glendales' colleges and universities provide an economic impact of \$771 million
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Highly strategic location with accessibility via Loop 101, US 60, and Loop 303

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Aerospace & Defense Hub to Glendale's Luke Air Force Base
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Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University



Source: U.S Census Bureau, Longitudinal-Employer Household Dynamics Program (LEHD) Origin-Destination Employment Statistics (LODES)

A dynamic city located in Greater Phoenix's northwest valley, **Glendale** has earned a business-friendly reputation by providing expedited, professional staff assistance, making strategic infrastructure investments, and collaborating to leverage public-private partnerships.

As Arizona's **sixth largest city** with a population of over 254,000 Glendale is the place for family and business.

# PHASE I

**522,600**  
total square feet

Site access via  
**Reems Road** and  
**Northern Avenue**

Less than **1 mile** to  
full diamond at  
**Northern Parkway**

Less than **2 miles**  
to **Loop 303** via  
Northern Parkway

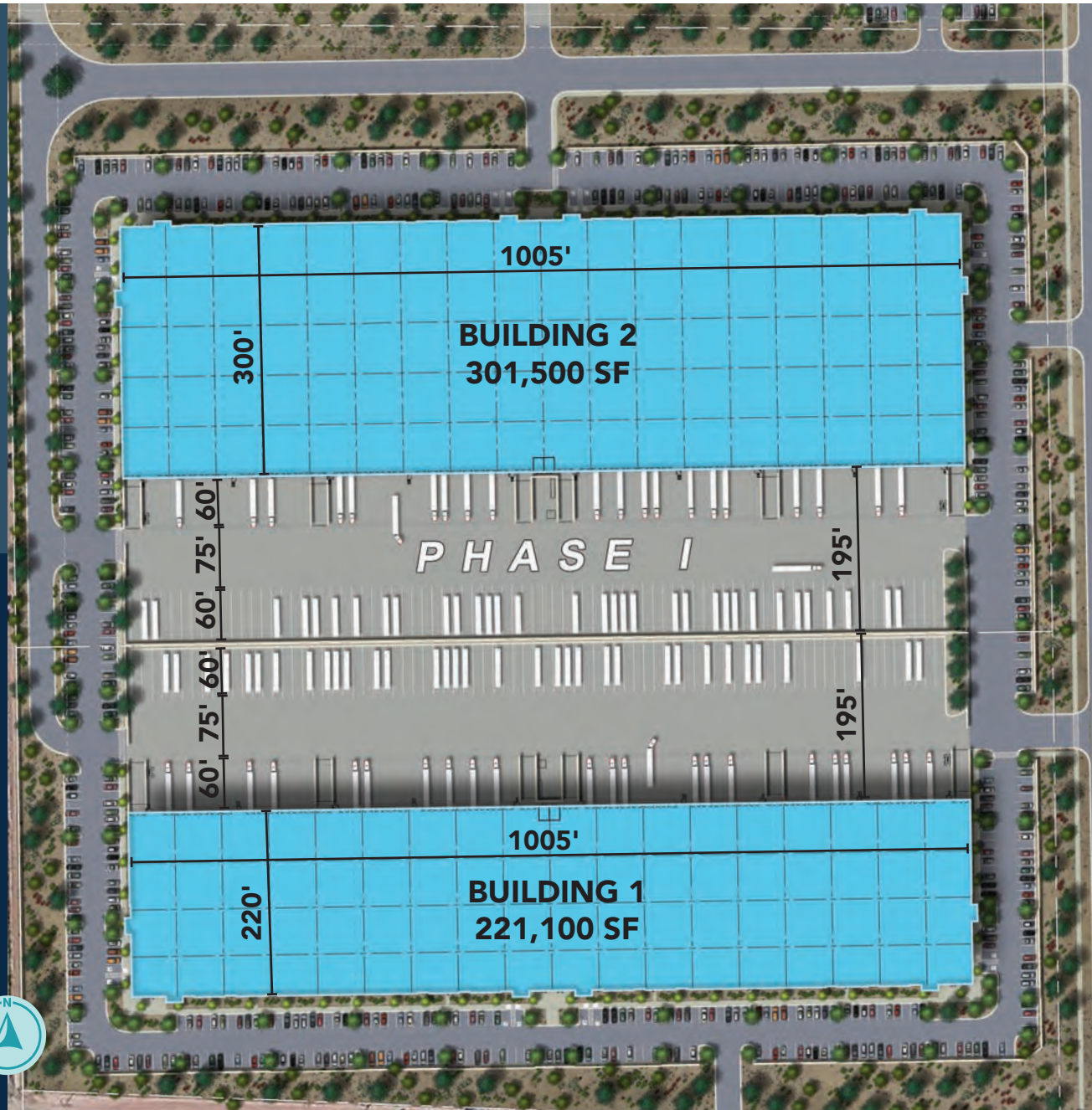
**7 miles** to the  
**Loop 303 & I-10**  
interchange

## BUILDING 1

- 221,100 square feet
- 36' clear height
- 52 dock high doors; 6 grade level doors
- ESFR sprinklers
- 295 auto parking; 80 trailer parking
- 60 mil TPO roof
- 195' truck court depth
- Electrical: 3,000 Amps, 277/480 V, 3P (APS)
- LED lighting
- Floor thickness: 7" concrete over 4" compacted A.B.C.
- 56' x 56' column spacing with 60' speed bays
- Reems Road frontage

## BUILDING 2

- 301,500 square feet
- 36' clear height
- 52 dock high doors; 6 grade level doors
- ESFR sprinklers
- 334 auto parking; 80 trailer parking
- 60 mil TPO roof
- 195' truck court depth
- Electrical: 3,000 Amps, 277/480 V, 3P (APS)
- LED lighting
- Floor thickness: 7" concrete over 4" compacted A.B.C.
- 56' x 60' column spacing with 60' speed bays
- Reems Road frontage



REEMS ROAD



# PHASE II » OPTION I

1,022,900  
total square feet

## BUILDING 5

- 492,260 square feet
- 36' clear height
- 96 dock high doors; 12 grade level doors
- ESFR sprinklers
- 340 auto parking; 155 trailer parking
- 60 mil TPO roof
- 210' truck court depth
- Electrical: 3,000 Amps, 277/480 V, 3P (APS)
- LED lighting
- Floor thickness: 7" concrete over 4" compacted A.B.C.
- 55' x 60' Column Spacing, 50' x 70' Office Bay, 60' x 60' Speed Bay
- Northern Avenue and Alsup Road frontage

## BUILDING 4

- 279,390 square feet
- 36' clear height
- 52 dock high doors; 6 grade level doors
- ESFR sprinklers
- 329 auto parking; 80 trailer parking
- 60 mil TPO roof
- 200' truck court depth
- Electrical: 3,000 Amps, 277/480 V, 3P (APS)
- LED lighting
- Floor thickness: 7" concrete over 4" compacted A.B.C.
- 56' x 56' Column Spacing, 50' x 56' Office Bay
- Northern Avenue and Reems Road frontage

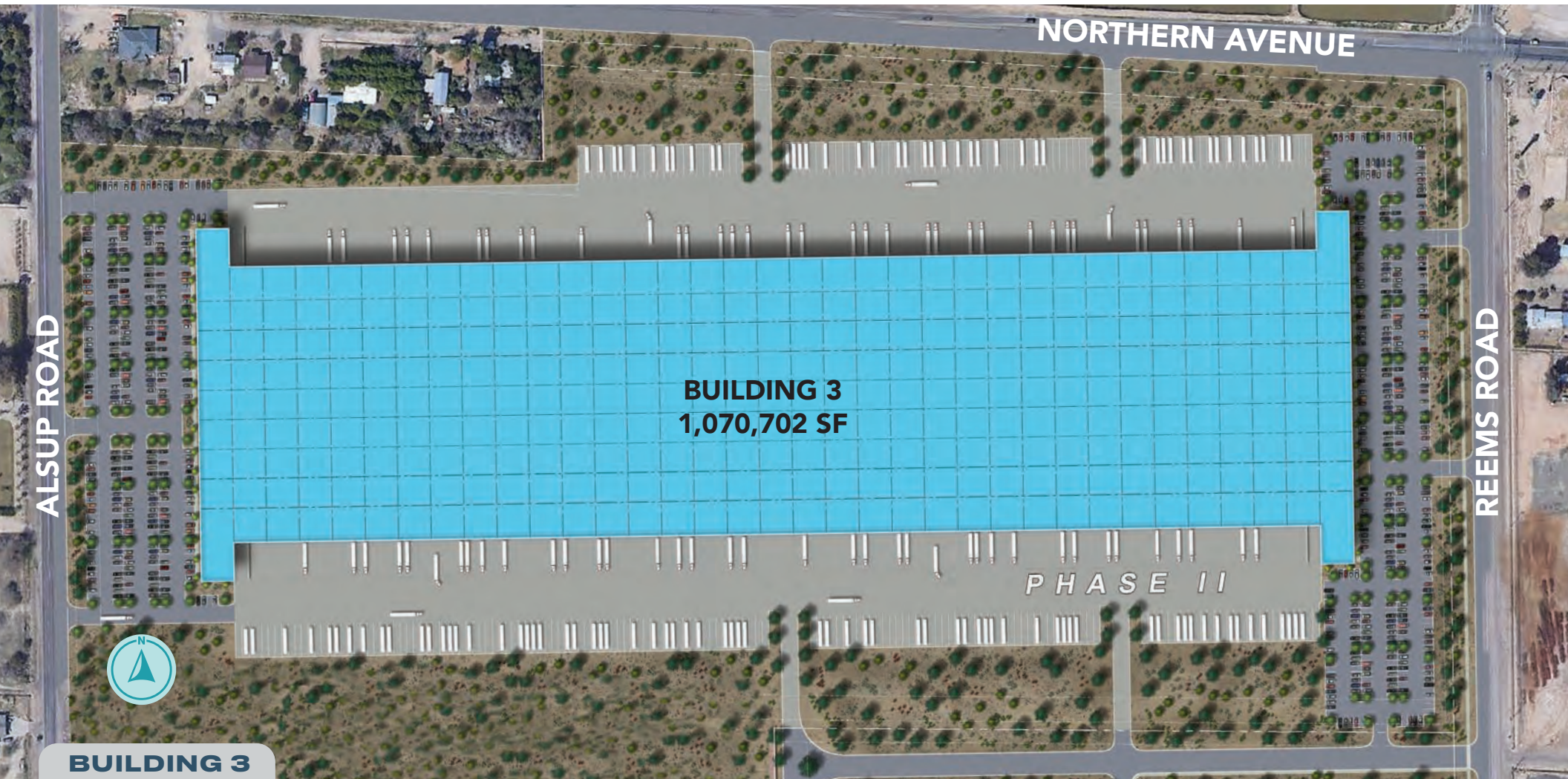
## BUILDING 3

- 251,250 square feet
- 36' clear height
- 52 dock high doors; 6 grade level doors
- ESFR sprinklers
- 313 auto parking; 80 trailer parking
- 60 mil TPO roof
- 200' truck court depth
- Electrical: 3,000 Amps, 277/480 V, 3P (APS)
- LED lighting
- Floor thickness: 7" concrete over 4" compacted A.B.C.
- 56' x 60' Column Spacing, 56' x 70' Office Bay, 54'6" x 60' End Cap
- Reems Road frontage



# PHASE II » OPTION II

**1,070,702**  
total square feet



## BUILDING 3

- 1,070,702 square feet
- 36' clear height
- 220 dock high doors; 24 grade level doors
- ESFR sprinklers
- 775 auto parking; 250 trailer parking

- 60 mil TPO roof
- 210' truck court depth
- Electrical: 3,000 Amps, 277/480 V, 3P (APS)
- LED lighting
- Floor thickness: 7" concrete over 4" compacted A.B.C.

- 54' x 60' column spacing with 60' x 60' speed bays
- Northern Avenue, Alsip Road and Reems Road frontage

# THE ARIZONA ADVANTAGE

## #1 MOST FAVORABLE REGULATORY CLIMATE

- Area Development

## #2 WORKFORCE MARKET

- CNBC America's Top States for Business

## #5 OVERALL GROWTH PROSPECTS

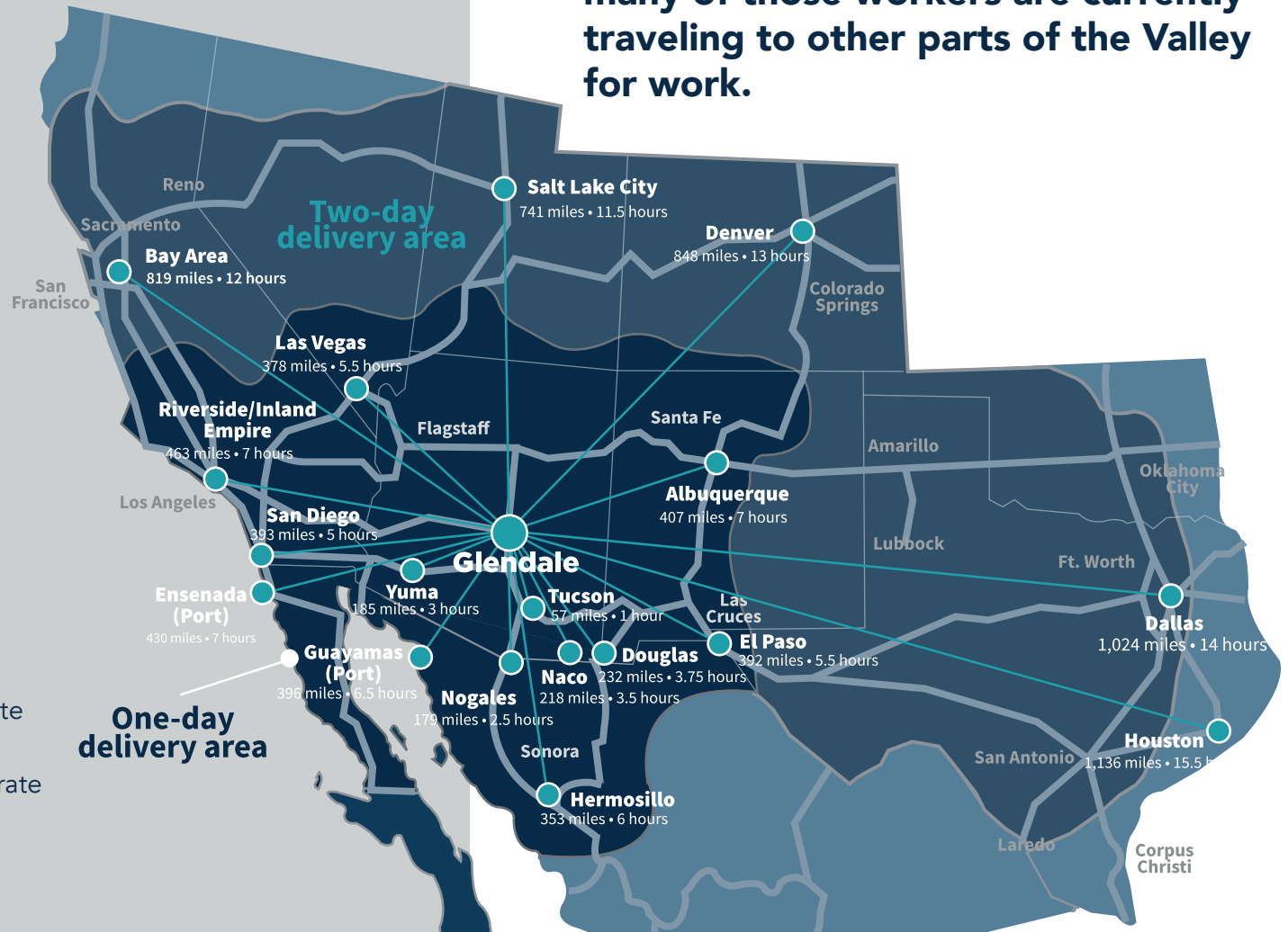
- Forbes

## #8 BUSINESS FRIENDLINESS

- CNBC

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

The West Valley is home to a **1.9 million person** workforce, yet many of those workers are currently traveling to other parts of the Valley for work.



**69%**

of the West Valley workforce commutes outside the region to work in other parts of Maricopa County

**28%**

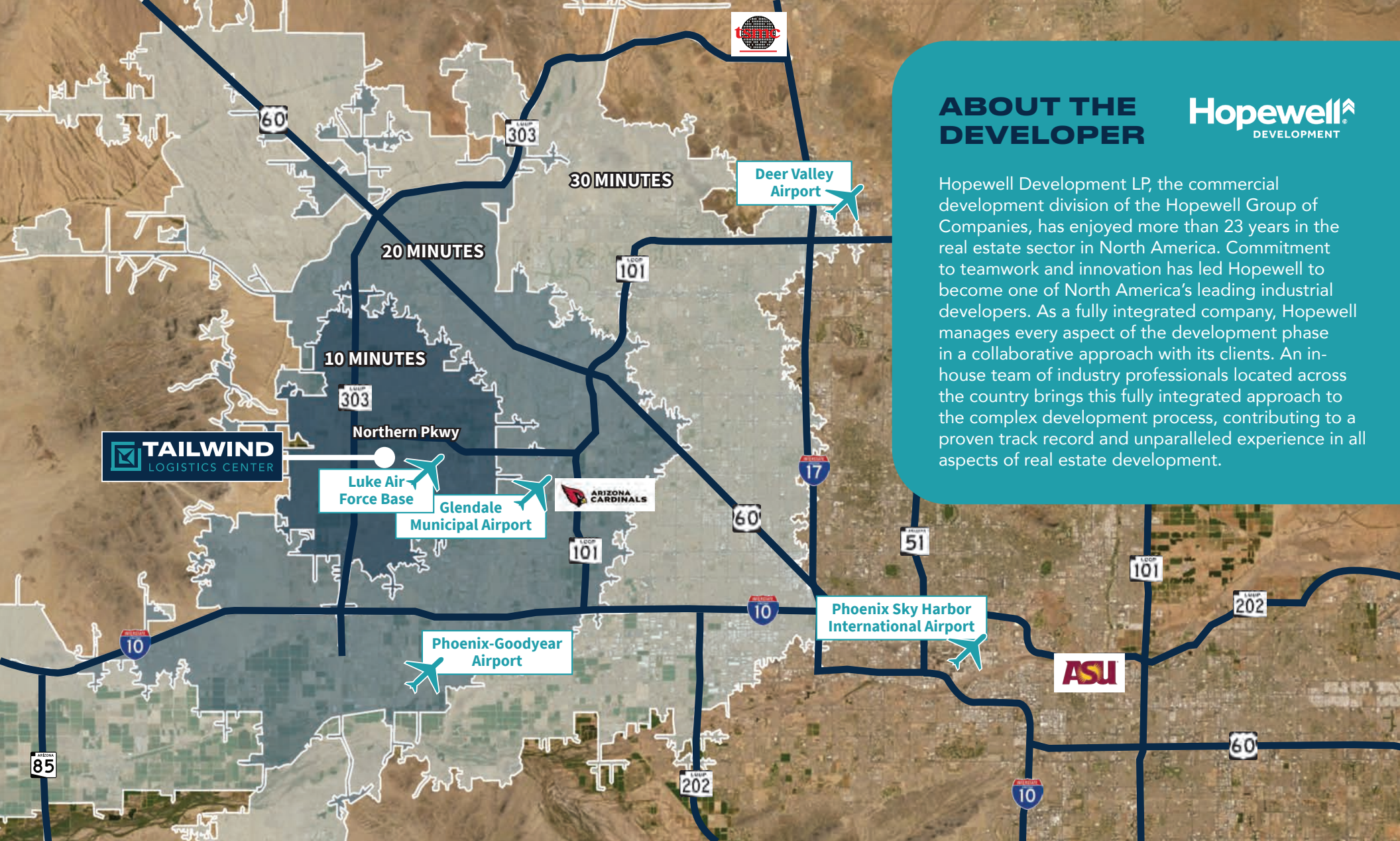
of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here

**40%**

of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million

**62%**

of the West Valley population is workforce age.



## ABOUT THE DEVELOPER



Hopewell Development LP, the commercial development division of the Hopewell Group of Companies, has enjoyed more than 23 years in the real estate sector in North America. Commitment to teamwork and innovation has led Hopewell to become one of North America's leading industrial developers. As a fully integrated company, Hopewell manages every aspect of the development phase in a collaborative approach with its clients. An in-house team of industry professionals located across the country brings this fully integrated approach to the complex development process, contributing to a proven track record and unparalleled experience in all aspects of real estate development.

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