



CACTUS 101

BUSINESS PARK

W LARKSPUR DR NEAR N 89TH AVE | PEORIA, ARIZONA



±93,000 SF
BUILDING 3

Hopewell[^]
DEVELOPMENT

N NICOLA
WEALTH
REAL ESTATE





CACTUS 101

BUSINESS PARK

Cactus 101 Business Park is strategically located in the West Valley of metropolitan Phoenix delivering in the first quarter of 2023. The project sits immediately off Loop 101 and Cactus Road in the city of Peoria. The site consists of one Class A industrial building totaling 92,615 square feet on 5.09 acres. The building has best in class amenities which include abundant dock high and grade level loading, 32-foot clear height, substantial power, and ample parking. The city welcomes this much needed development and expects the building to lease quickly.



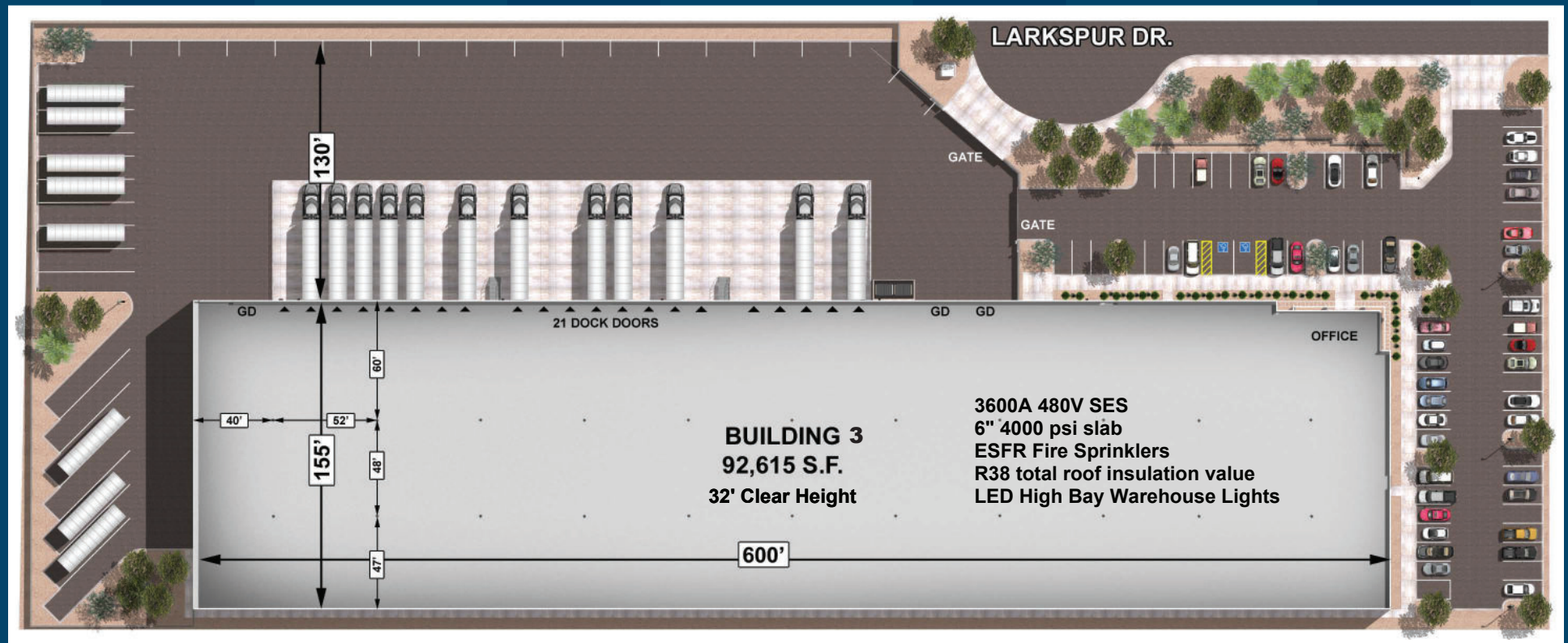
BUILDING 3

APN	200-79-985
BUILDING SIZE (SF)	±92,615
OFFICE SPACE (SF)	±2,000
SITE SIZE (ACRES)	5.09
SITE COVERAGE	41.78%
ZONING	PAD
CLEAR HEIGHT	32'
PARKING SPACES	76
TRAILER STALLS	16 Trailer Stalls (or potential yard)
OFFICE FIT-OUT	5%
SLAB	6" 4000 psi
POWER	3,600 amps 480V
LIGHTING	LED
LOADING	21 Dock High Doors
GRADE LEVEL DOORS	1 (12' x 14') & 2 (16' x 14')
CONSTRUCTION	Tilt panel walls, panelized roof with steel trusses and wood deck, R38 roof insulation value
FENCED / SECURED	Truck court is fully fenced and gated
SPRINKLER	ESFR

UNPARALLELED ACCESS

The Cactus 101 Business Park is located at the intersection of North 91st Avenue (Loop 101) and Cactus Road in Peoria, AZ. This site is positioned in a prime location for various industrial companies to thrive. With easy access to several full diamond interchanges along the Loop 101, the new Northern Parkway now makes this campus even more accessible as it connects the Loop 101 to the Loop 303. Interstate 10 is 12 miles south and Interstate 17 is 12 miles going east along the Loop 101. There isn't a more convenient business park in the West Valley.

BUILDING 3 SITE PLAN



CITY OF PEORIA, ARIZONA

Located just 30 minutes northwest of downtown Phoenix, Peoria has blossomed into a rapidly-growing, modern city that offers a high quality of living. Residents enjoy access to numerous parks, trails, and other outdoor activities, as well as MLB Spring Training and other cultural centers like theatres, museums, and a year-round calendar of special events. In 2021, *Ranking Arizona* named Peoria the No. 1 city to live, work and play in Arizona.

PHOENIX METRO AREA



LET'S TALK

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