



# CACTUS 101

BUSINESS PARK

9019 WEST BLOOMFIELD ROAD  
9030 WEST CACTUS ROAD

PEORIA, AZ

Delivering Sept 2023



**±45,298 SF Available**  
**BUILDINGS 1 & 2**

**Hopewell**<sup>^</sup>  
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 two Class A multi-tenant industrial buildings totaling 141,000 square feet on 9.11 acres. The buildings have best in class amenities which include abundant dock high and grade level loading, 28-foot clear height, substantial power, and ample parking. Cactus 101 will be the first multi-tenant industrial park built in Peoria in approximately a decade. The city welcomes this much needed development and expects the buildings to lease quickly.



## BUILDINGS 1 & 2

<b>APN</b>	200-97-411
<b>BUILDING SIZE (SF)</b>	BLDG 1: 45,298 Available BLDG 2: FULLY LEASED
<b>SITE SIZE (ACRES)</b>	9.11
<b>SITE COVERAGE</b>	35.5%
<b>ZONING</b>	PAD
<b>CLEAR HEIGHT</b>	28'
<b>PARKING SPACES</b>	69 Remaining / 1.6:1,000 SF
<b>OFFICE FIT-OUT</b>	10%
<b>SLAB</b>	6" 4000 psi
<b>POWER</b>	2,100 amps 480V per bldg
<b>LIGHTING</b>	LED
<b>LOADING</b>	Bldg 1: 15 dock high BLDG 2: FULLY LEASED
<b>GRADE LEVEL DOORS</b>	Bldg 1: 3 Remaining BLDG 2: FULLY LEASED
<b>CONSTRUCTION</b>	Tilt panel walls, panelized roof with steel trusses and wood deck, R38 roof insulation value
<b>FENCED / SECURED</b>	Concrete truck court with electronic rolling gates
<b>SPRINKLER</b>	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.

## BUILDINGS 1 & 2 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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