

SUITES IMMEDIATELY AVAILABLE



RELIANCE LOOP 101 COMMERCE CENTER

LOCATED NORTH OF THE NEC OF LOOP 101 AND OLIVE AVENUE, PEORIA, AZ

SPEC SUITES IMMEDIATELY AVAILABLE

PROPERTY HIGHLIGHTS:

- » Award Winning Property
- » Professionally Managed
- » Unbeatable Location Next to Major Retail Center
- » ¼ Mile of Grade-Level Freeway Visibility
- » Superior Sign Package on Each Building
- » Loop 101 Access From Full Diamond Interchanges at Peoria Ave. & Olive Ave.
- » Abundant Glass Building Frontage for Office Showroom Exposure
- » ±17' to ±24' Clear Height
- » Bays Equipped with Grade-Level and Dock Doors
- » Truckwell Loading Available
- » 2.8/1,000 Parking

CBRE

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PROPERTY OWNED AND MANAGED BY:



- Stable and flexible property owner in Phoenix / Tucson metro, since 1992, with 97 office and industrial buildings totaling over 10.3 million square feet.
- Local Ownership with in-house property management professionals to service our customers.
- Move-in ready suites available for immediate delivery.
- Efficient lease negotiation process.

RELIANCE LOOP 101 COMMERCE CENTER



OLIVE AVENUE 1/2 Mile

PEORIA AVENUE 1/4 Mile
Home Depot
Kmart

Leased
 Available Spec Suite

not to scale

PEORIA AVE.

OLIVE AVE.

FULL DIAMOND INTERCHANGE

101

FULL DIAMOND INTERCHANGE



91st AVENUE

NORTH N

Owned and Managed by:



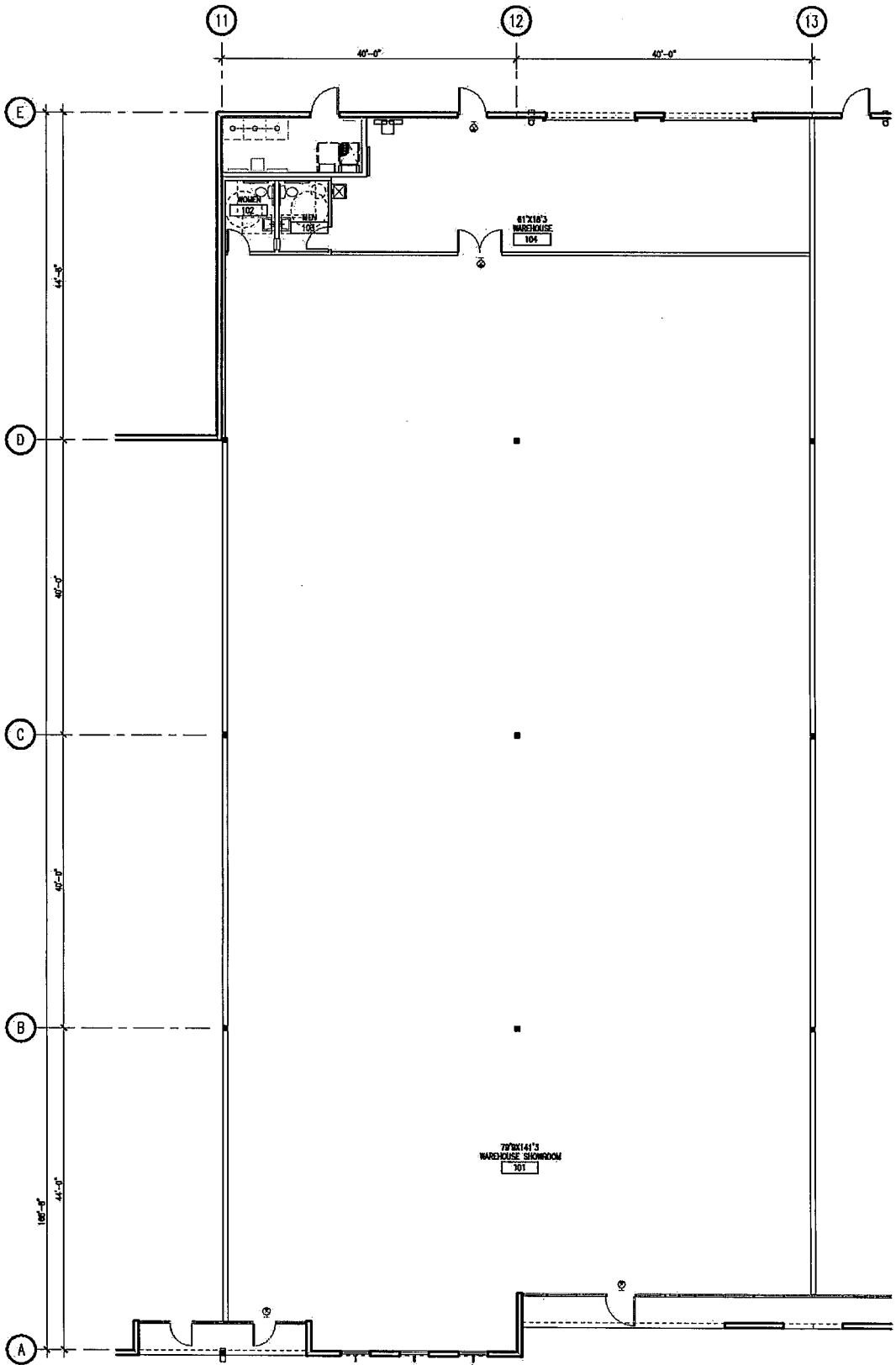
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Floor Plan - Suite 120 + 122

2006-076

SUITE AREA 13,200 S.F.

SHEET 1 OF 1

Freestanding Buildings with Yards
SPECIAL USER SALE RATE: \$79/SF
AVAILABLE FOR LEASE OR SALE



Glen Harbor Commerce Park

SWC Northern & North Glen Harbor Boulevard, Glendale, Arizona

WWW.GLENHARBORCOMMERCEPARK.COM

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DTZ



JOBING.COM
ARENA

UNIVERSITY OF PHOENIX
STADIUM



GLENDALE MUNICIPAL
AIRPORT

WESTGATE
CITY CENTER

TANGER RETAIL
WESTGATE

BARRON LIGHTING
COMPANY

CONAIR

PARKER
HANNIFIN

SKYJACK

COCA-COLA
DISTRIBUTION

Tohono O'odham
Casino (1 Mile)



GLEN HARBOR BOULEVARD

Phase II BTS

NORTHERN AVENUE

FUTURE RETAIL
DEVELOPMENT

Corporate Neighbors

- Serta
- Conair
- Coca Cola
- Skyjack LLC
- Parker Hannifin
- Mesa Free Form
- Mitchell Electric



Property Features

Building 1: 7888 N Glen Harbor

- 20,136 SF
- Building 1A: ±10,068 SF in Escrow
- Building 1B: ±10,068 SF
- ±1,000 SF Office Space
- 18' Clear

Building 2: 7896 N Glen Harbor

- ±15,660 SF Available, Divisible in Half
- 18' Clear
- Shell Condition
- Drive Doors with Yard
- 600 AMP; 80/277 3 Phase

Building 3: 7902 N Glen Harbor

- ±3,600 SF to ±29,000 SF Available
- Divisible to ±3,600 SF with Drive Doors
- 18' Clear
- Spec Suites Available
- 1600 AMP; 480/277 3 Phase

Building 4: 7910 N Glen Harbor

- 15,236 SF
- Shell Condition
- 18' Clear

LEASED

Park Features & Amenities

- Quality work environment landscaped open areas include lakes with ramadas and picnic areas
- Zoned M-1, City of Glendale
- Underground utilities and communications
- Located in Enterprise Zone
- 1/2 mile access to Loop 101 Freeway
- Adjacent to Park West Regional Retail Center
- Emerging office, retail, and industrial marketplace
- Close proximity to Westgate City Center and Tanger Westgate Retail
- Direct proximity to Jobing.com Area (Coyotes) and University of Phoenix Stadium (Cardinals)

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SWC Northern & North Glen Harbor Boulevard, Glendale, Arizona

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FIRST ARROWHEAD 101

NWC THUNDERBIRD ROAD & LOOP 101 | PEORIA, AZ

AVAILABLE FOR LEASE



BLDG.

A

14131 NORTH RIO VISTA BOULEVARD

TWO SUITES AVAILABLE: $\pm 6,485$ SF AND $\pm 6,795$ SF

BLDG.

B

8716 WEST LUDLOW DRIVE, BUILDING B

ONE SUITE AVAILABLE: $\pm 11,055$ SF

BLDG.

E

8606 WEST LUDLOW DRIVE, BUILDING E

ONE SUITE AVAILABLE: $\pm 63,533$ SF (DIVISIBLE)

FIRST ARROWHEAD 101 | AVAILABLE FOR LEASE

BUILDING FEATURES:

- › 14131 North Rio Vista Boulevard | ±105,220 SF
- › 8617 West Ludlow Drive, Building B | ±123,048 SF
- › 8606 West Ludlow Drive, Building E | ±63,533 SF
- › Freeway visibility
- › 120'-150' bay depths*
- › 24'-30' clear height*
- › 10' x 10' dock doors*
- › 12' x 14' grade level doors*
- › 180' truck court*
- › ESRF fire protection
- › 2,000 Amps of power

*All dimensions are approximate

LOCATION FEATURES:

- › Extensive Freeway Frontage
- › Immediate Access to Loop 101 Freeway via Thunderbird Road
- › Adjacent to Rio Vista Community Park and Recreation area
- › Close proximity to Arrowhead Towne Center, Peoria Sports Complex, Westgate City Center, AZ Cardinals Stadium, Tanger Outlets and Jobing.com Arena

- › Access to valley markets and diverse labor base

- › Traffic Counts

Bell Road Northbound: ±53,000 VPD

Bell Road Southbound: ±52,000 VPD

Loop 101 Northbound: ±108,956 VPD

Loop 101 Southbound ±103,996 VPD

Thunderbird Road: ±40,,000 VPD

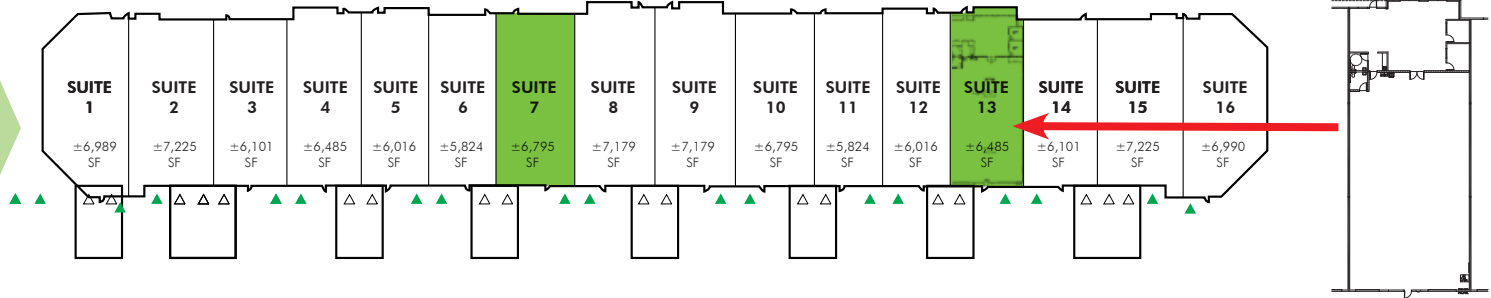
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FIRST ARROWHEAD 101 | AVAILABLE FOR LEASE

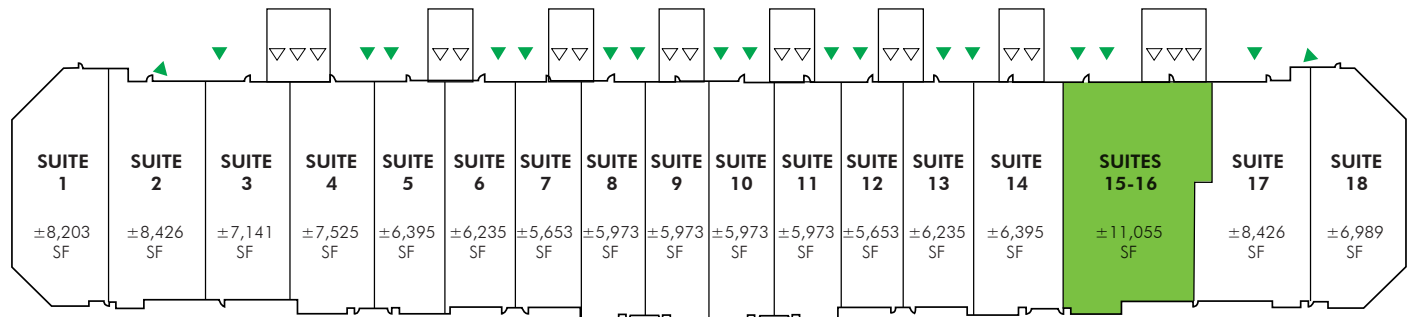
BUILDING A

14131 NORTH RIO VISTA BOULEVARD
±105,229 SF



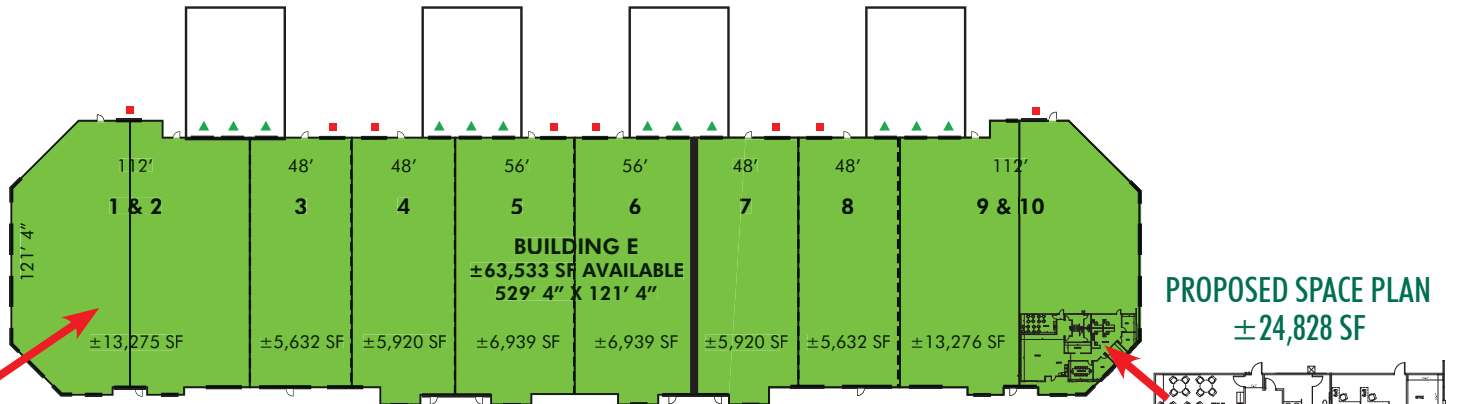
BUILDING B

8716 WEST LUDLOW DRIVE
±123,048 SF



BUILDING E

8606 WEST LUDLOW DRIVE
±63,533 SF



OVERALL FLOOR PLAN | SUITES 1-6

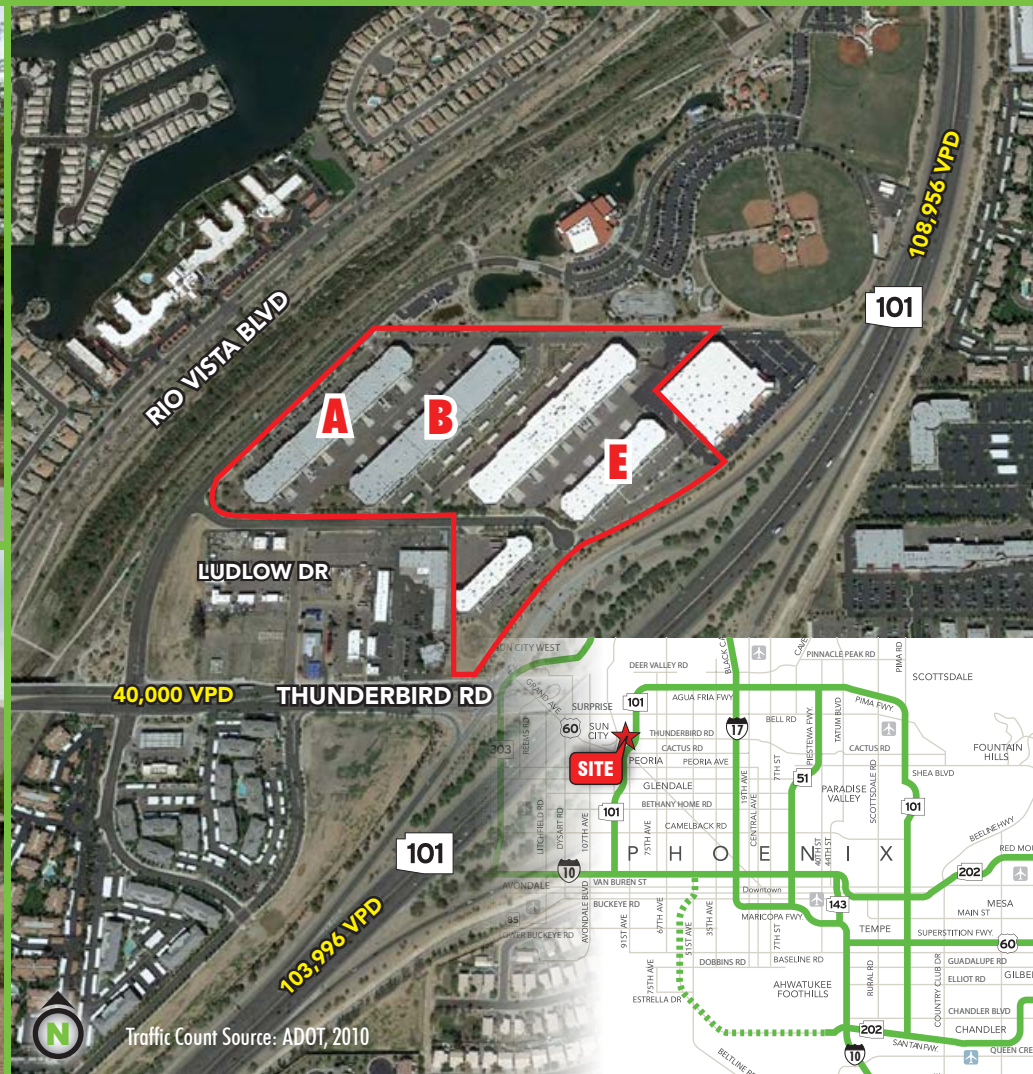


SUITES 1-6 ARE 100% A/C AND INSULATED SPACES TOTALING ±38,706 SF

floor plans not to scale
*All dimensions are approximate

△ 10' x 10' O.H. DOOR ▲ 12' x 14' O.H. DOOR ■ AVAILABLE SPACE

FIRST ARROWHEAD 101 | AVAILABLE FOR LEASE



**FOR MORE
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CABOT COMMERCE CENTER FOR LEASE | 101-FREEWAY & CACTUS ROAD PEORIA, ARIZONA



**8960 & 9040 WEST LARKSPUR DRIVE +
8957 WEST WINDSOR DRIVE**

AVAILABLE:

227,160 SF 3-BUILDING PROJECT

- 8960 West Larkspur Drive (Building 1)
Suites 100-105 - 31,551 SF (Divisible) - 5 Docks/5 Grade
Suites 114 - 15,124 SF - 2 Docks/2 Grade
- 8957 West Windsor Drive (Building 2)
Suites 124-125 - 9,335 SF (Divisible) - 2 Docks/2 Grade
Suites 116-117 - 13,421 SF - 2 Docks/2 Grade
- 9040 West Larkspur Drive (Building 3)
Suite 132 - 19,056 SF - 4 Docks/3 Grade

This property is owned by:



1/28/15

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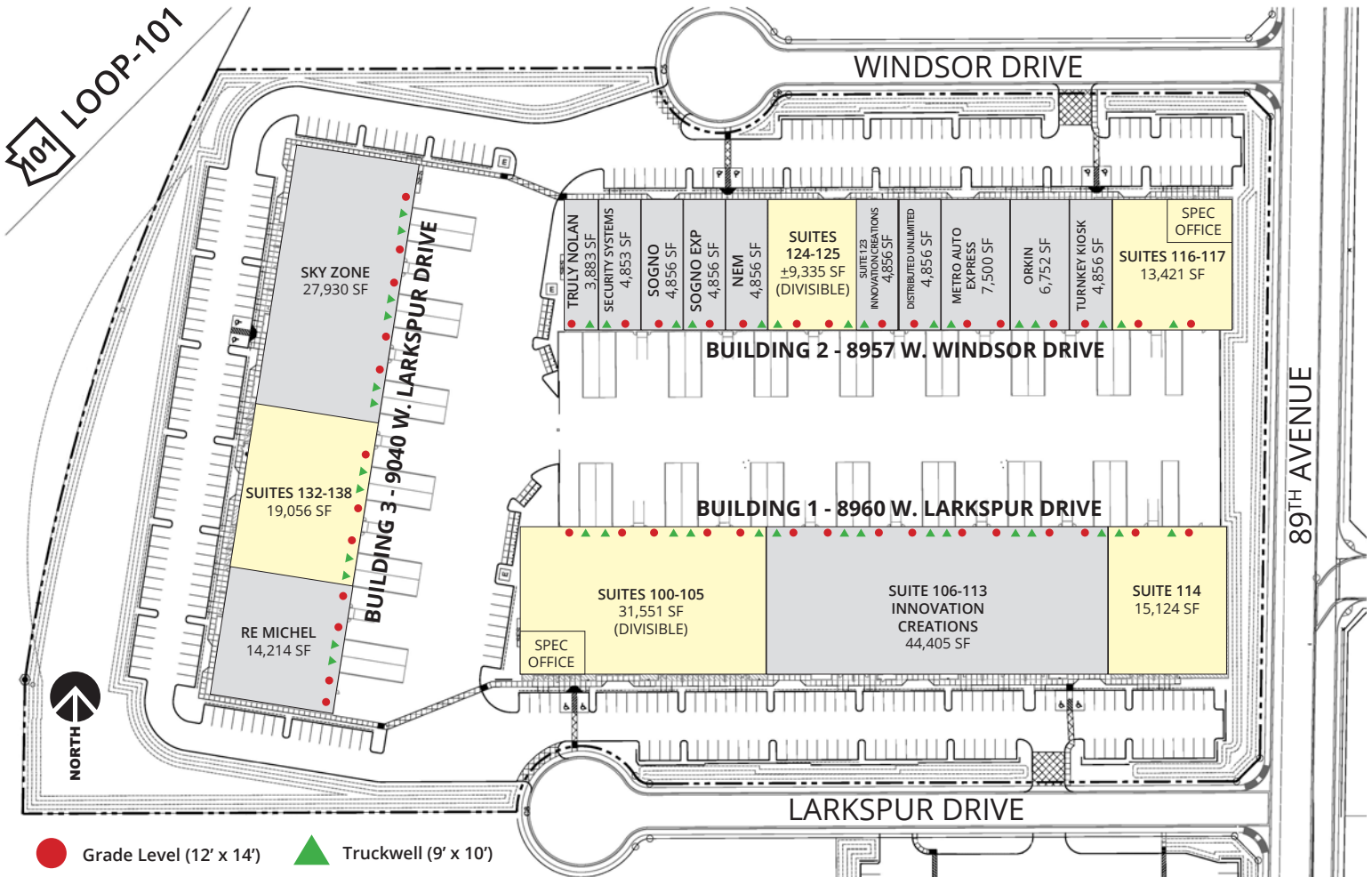
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CABOT COMMERCE CENTER

FOR LEASE | 101-FREEWAY & CACTUS ROAD

PEORIA, ARIZONA



8960 West Larkspur Drive

91,080 SF
BUILDING 1

- Truckwell & grade level loading
- 24' clear
- Sky lights
- Bay spacing 46' X 40'
- 180' truck court, secure
- 3600 amps 277/480 volt power
- **5,573 SF bays**

8957 West Windsor Drive

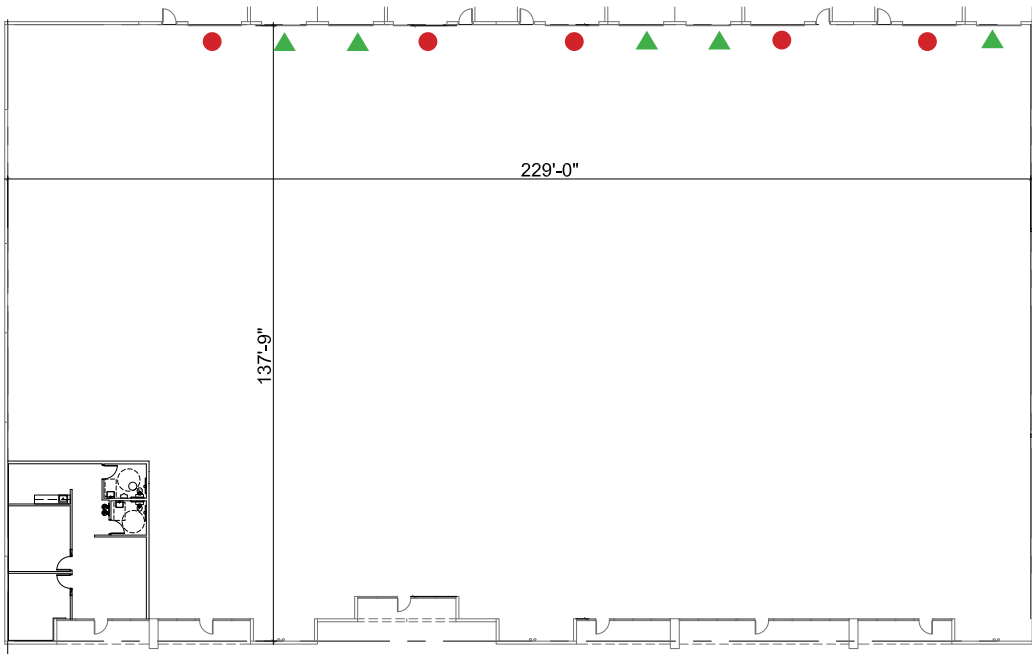
74,880 SF
BUILDING 2

- Truckwell & grade level loading
- 24' clear
- Sky lights
- Bay spacing 40' X 40'
- 180' truck court, secure
- 3600 amps 277/480 volt power
- **4,856 SF bays**

9040 West Larkspur Drive

61,200 SF
BUILDING 3

- Truckwell & grade level loading
- Loop 101 freeway frontage
- 24' clear
- Sky lights
- Bay spacing 40' X 40'
- 130' truck court, secure
- 3600 amps 277/480 volt power
- **4,856 SF bays**

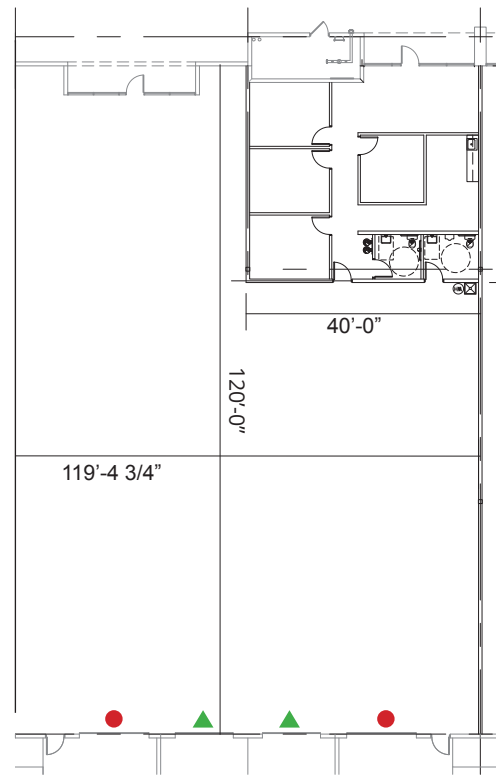


- Grade Level (12' x 14')
- ▲ Truckwell (9' x 10')

**8960 W. LARKSPUR DRIVE
SUITES #100-105
BUILDING 1**
31,551 SF (Divisible)



**8957 W. WINDSOR DRIVE
SUITES #116-117
BUILDING 2**
13,421 SF



**8957 W. WINDSOR DRIVE
SUITES #124-125
BUILDING 2**
9,335 SF (Divisible)

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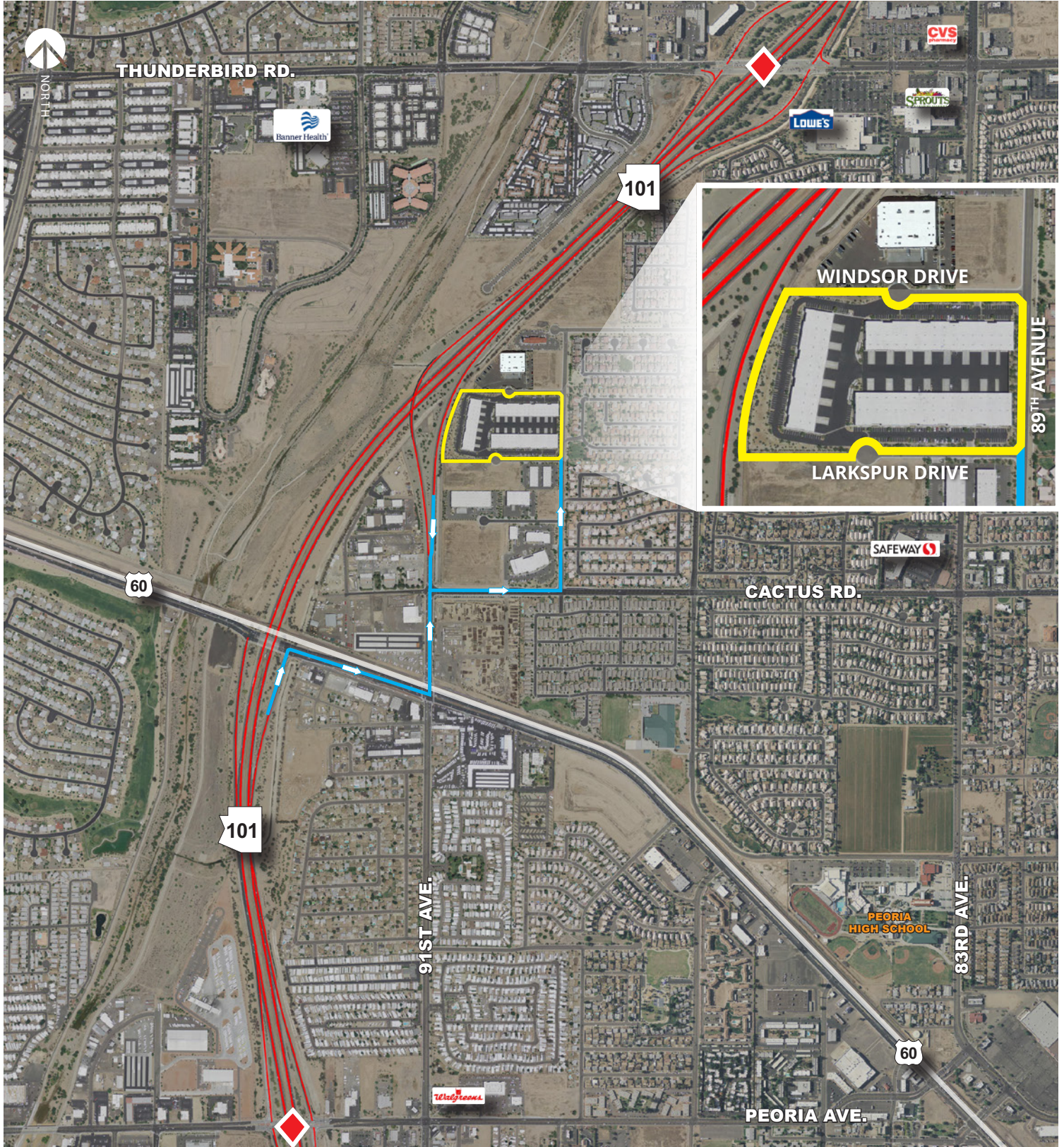
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