



WEST 202 LOGISTICS





CapRock West 202 Logistics

West 202 logistics is a master-planned industrial development on 183 acres in infill Phoenix, AZ comprised of eight buildings totaling +/- 3,400,000 sq ft

N 59th Ave & West Van Buren Street, Phoenix, AZ

Introducing CapRock West 202 Logistics

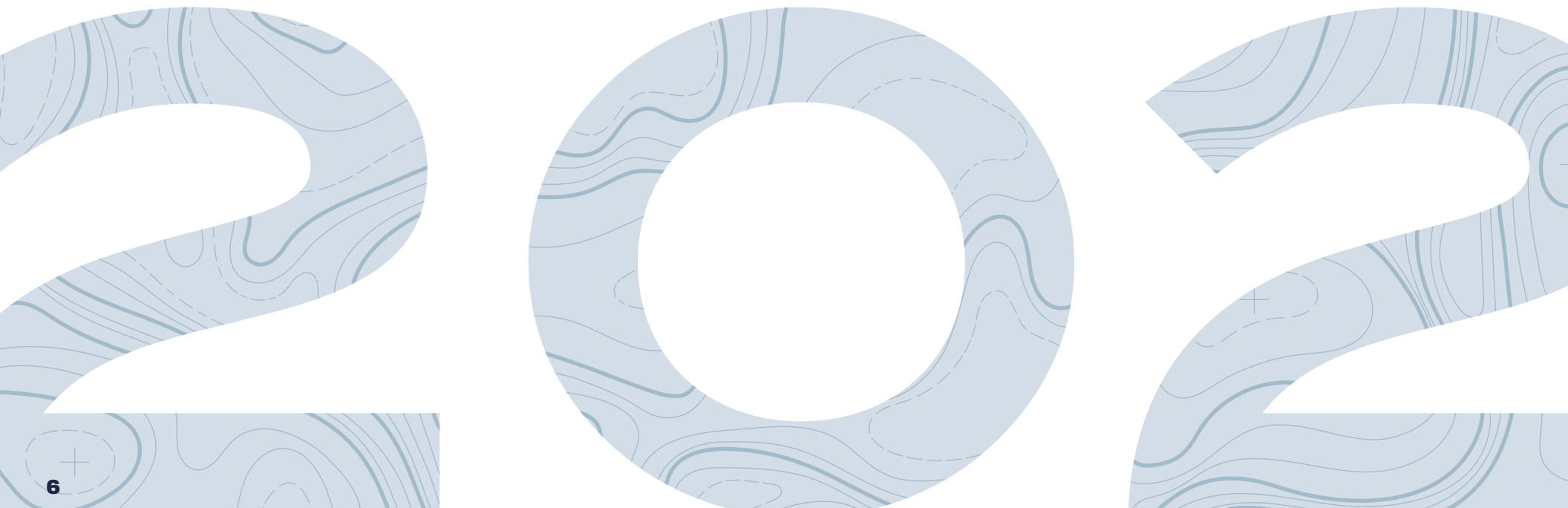
CapRock is developing the premier master-planned industrial business park on 183-acres in the city of Phoenix which will be home to a new, eight building complex totaling approx. 3,400,000 square feet.



Overall



CapRock West 202 Logistics

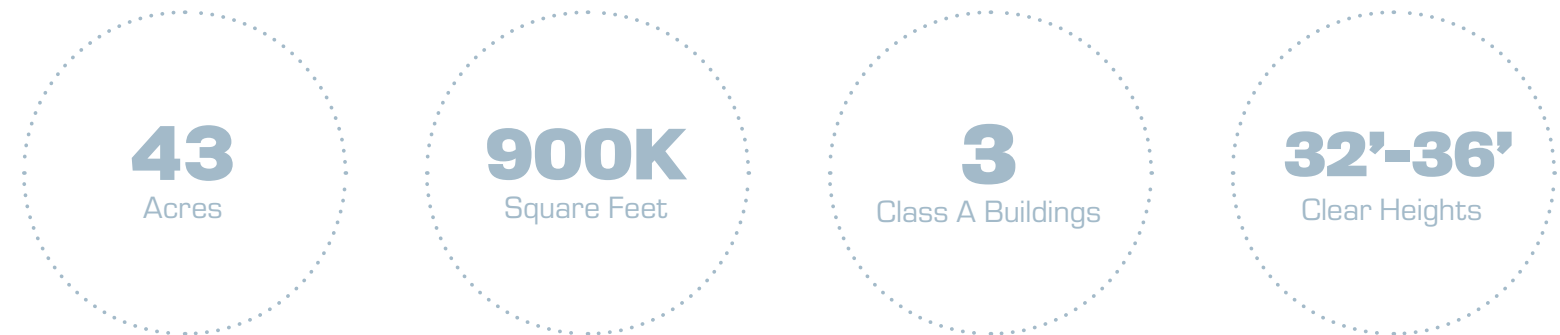


Phase I



(Delivering Q1 2023)

Phase II



(Delivering Q4 2022)

Phase I - Project Highlights

Building A

- 330,058 square feet
- Single loaded warehouse
- 36-foot clear height
- 229 auto parking spaces
- 45 trailer parking spaces
- 4 drive-in ramp doors
- 61 dock high doors

Building D

- 290,922 square feet
- Single loaded warehouse
- 32-foot clear height
- 202 auto parking spaces
- 4 drive-in ramp doors
- 51 dock high doors

Building B

- 535,056 square feet
- Cross dock warehouse
- 40-foot clear height
- 277 auto parking spaces
- 167 trailer parking spaces
- 4 drive-in ramp doors
- 85 dock high doors

Building E

- 342,092 square feet
- Single loaded warehouse
- 36-foot clear height
- 209 auto parking spaces
- 67 trailer parking spaces
- 4 drive-in ramp doors
- 51 dock high doors

Building C

- 1,065,521 square feet
- Cross dock warehouse
- 40-foot clear height
- 503 auto parking spaces
- 325 trailer parking spaces
- 4 drive-in ramp doors
- 170 dock high doors

Site Plan Overview

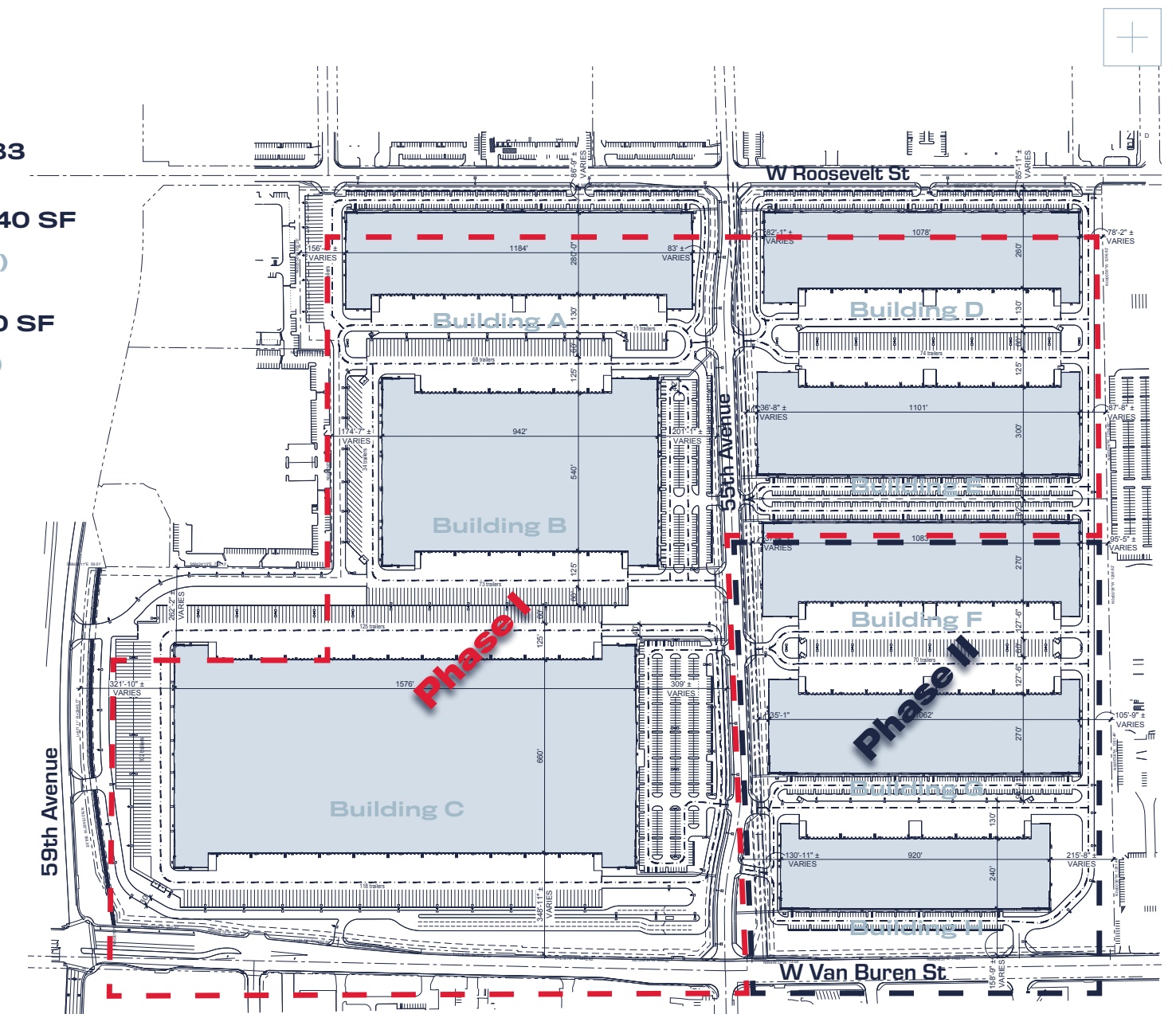
3.4M+ SF across ±183 acres in 2 phases:

Phase I +/-2,573,440 SF

(Delivering Q4 2022)

Phase II +/- 827,330 SF

(Delivering Q1 2023)





**Direct Access
To I-10 & 202
Freeways**

VAN BUREN ST

**Corporate
Neighbors:**

- AMAZON
- FEDEX
- TARGET
- CVS
- THE HOME DEPOT
- BUCKEYE RD
- PEPSICO

**WEST 202
LOGISTICS**

Industrial CRE in PHX

The industrial market in Greater Phoenix has turned into the belle of the ball in the commercial real estate world. Despite the pandemic, industrial activity was unprecedented, with just under 10 million square feet of product delivered through Q3 of 2021 and another 9.3 million under construction.



PHOENIX



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Truck Service Analysis

From CapRock West 202 Logistics
Phoenix, AZ

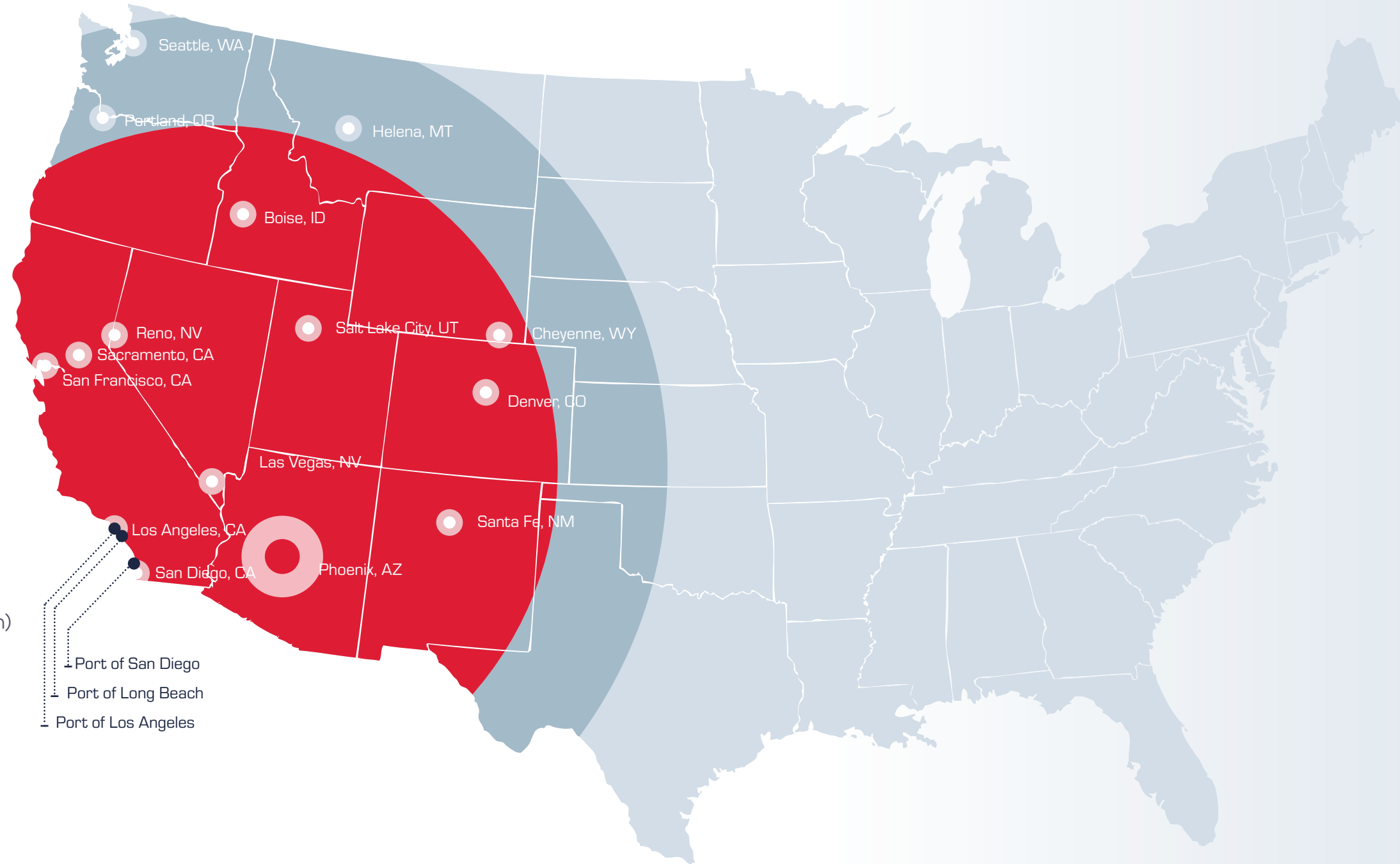
1 Day Truck Service

61,049,148 People (19.4% of U.S. population)

2 Day Truck Service

73,462,949 People (23.3% of U.S. population)

- Port of San Diego
- Port of Long Beach
- Port of Los Angeles



From CapRock West 202 Logistics
Phoenix, AZ

City	Distance (mi.)	Time (est.)
Los Angeles, CA	265	3h 45m
Port of Long Beach	296	4h 26m
Port of Los Angeles	299	4h 39m
Phoenix, AZ	300	4h 39m
San Diego, CA	327	4h 46m
Salt Lake City, UT	424	5h 50m
Reno, NV	452	6h 55m
San Francisco, CA	562	8h 20m
Sacramento, CA	565	8h 14m
Boise, ID	634	9h 31m
Santa Fe, NM	634	9h 8m
Denver, CO	752	10h 45m
Cheyenne, WY	837	11h 52m
Helena, MT	907	12h 31m
Portland, OR	982	12h 44m
Seattle, WA	1,129	16h 52m

Excellence in industry.

It's who we are.



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