

\$100 QUALIFIED TOUR BONUS*

**\$100 qualified tour bonus includes tenant legal name provided prior to tour and listing broker present for tour*



9030 WEST CACTUS ROAD | PEORIA, AZ

For Lease

BUILDING 2

±65,032 SF DIVISIBLE TO ±20,000 SF

MOVE-IN READY!



**100% HVAC INSTALLED
SPEC SUITES AVAILABLE
HEAVY POWER
SECURED TRUCK COURT**

BUILDING 2

APN	200-97-411
BUILDING SIZE (SF)	±65,032 Divisible
SITE SIZE (ACRES)	9.11
SITE COVERAGE	35.5%
ZONING	PAD
CLEAR HEIGHT	28'

PARKING SPACES	105 / 1.6:1,000 SF
SPEC SUITES AVAILABLE	Two (Each ±1,481 SF)
SLAB	6" 4000 psi
POWER	2,500 amps 480V per bldg
LOADING	26 dock high
GRADE LEVEL DOORS	4 (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	Concrete truck court with electronic rolling gates
LIGHTING	LED
HVAC	100%
SPRINKLER	ESFR

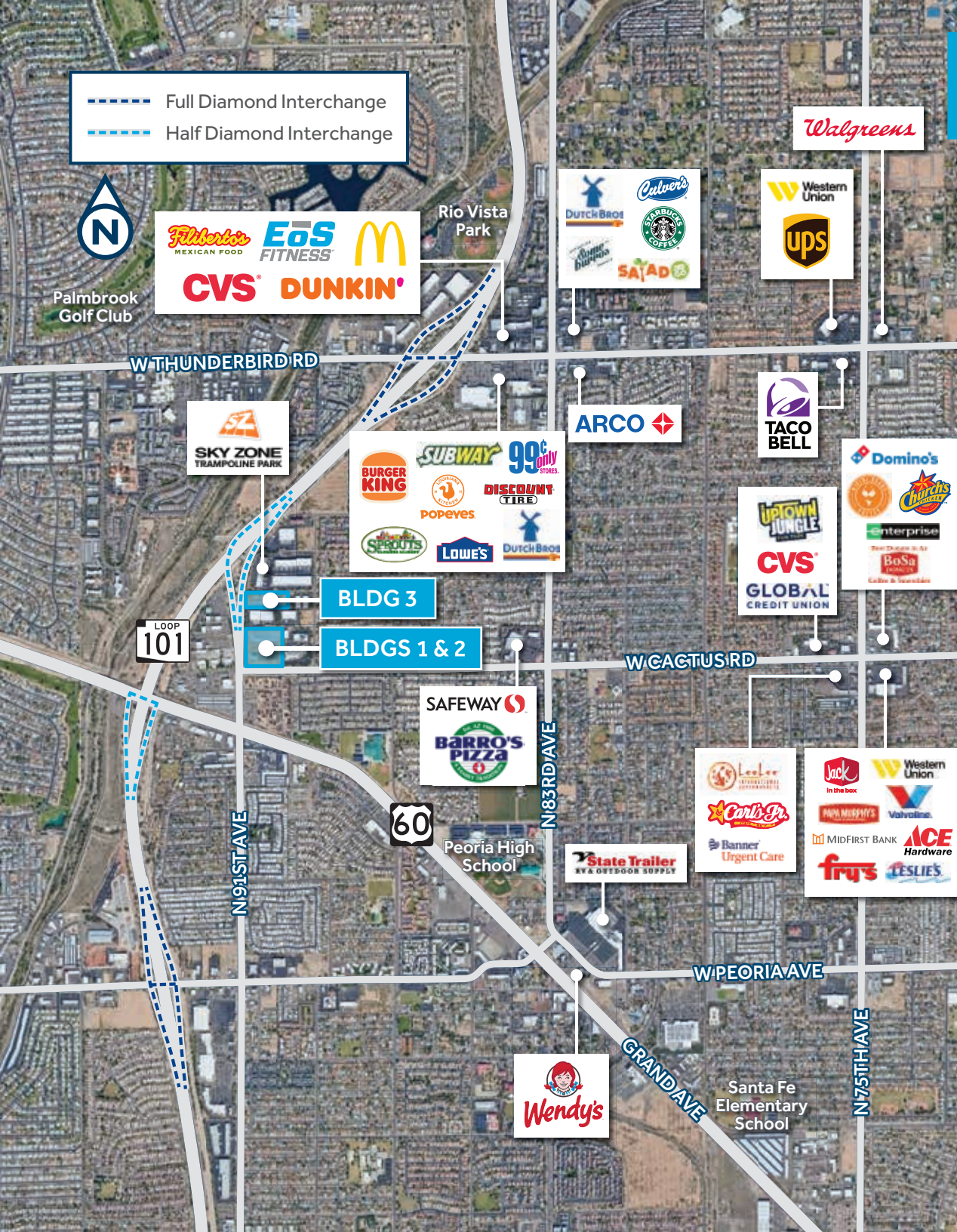
BUILDINGS 1 & 2 SITE PLAN



UNPARALLELED ACCESS

ONLY 30 MINUTES NW OF DOWNTOWN PHOENIX

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.



Construction Complete



Turn-key Opportunity



Immediately off Loop 101



Class A Industrial Building



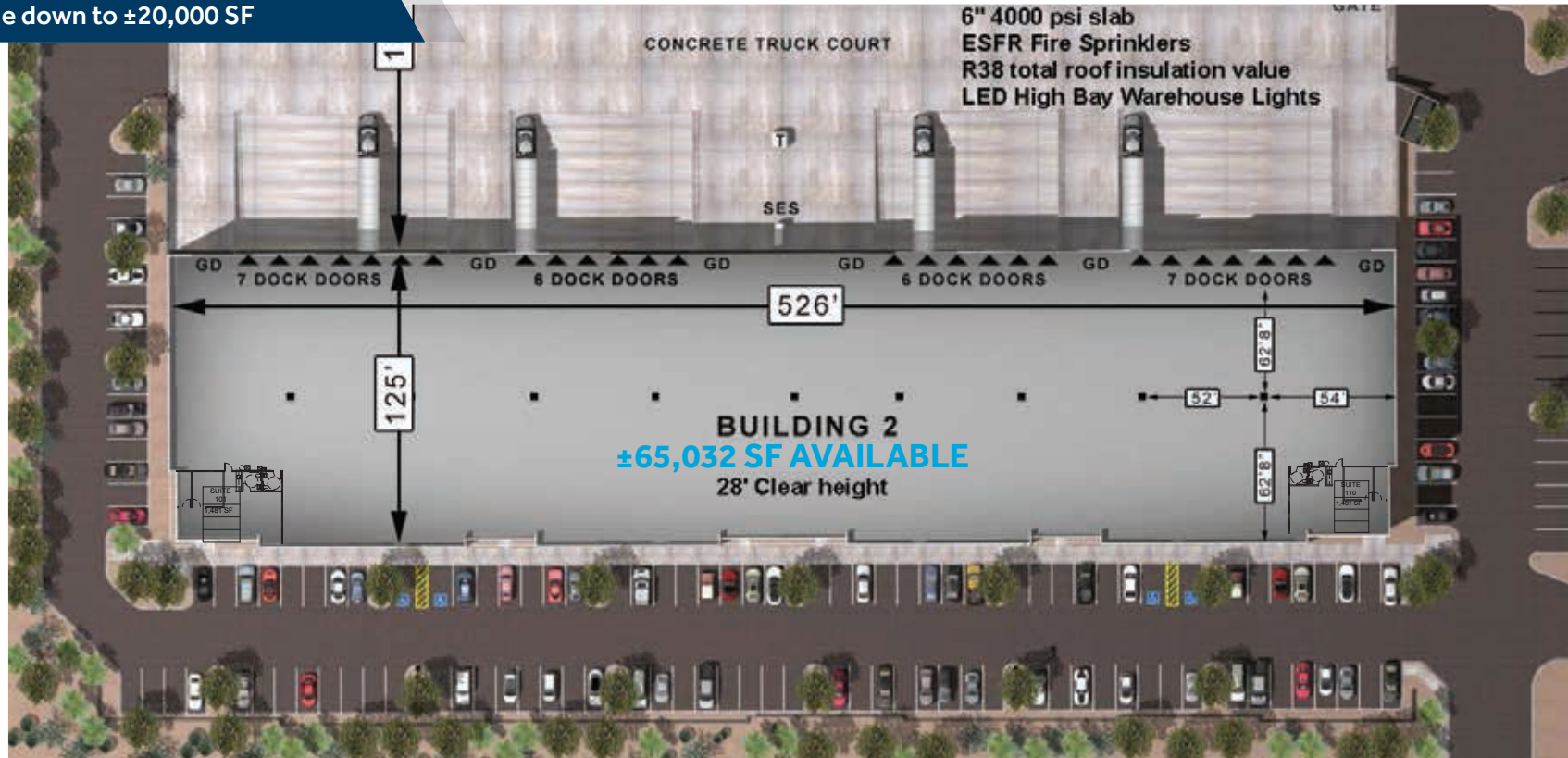
Best in Class Amenities



Close to Three Diamond Interchanges

FLOORPLAN

Divisible down to ±20,000 SF



LET'S TALK

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