

±354,569 SF industrial center

CENTRAL & WATKINS | PHOENIX, AZ



Northbank CENTRAL

CREATION RE
PE



Jones Lang LaSalle Americas, Inc. License #: CO508577000

HIGHLIGHTS

±354,569 SF

Site area: ±32 acres

Building A: 190,788 SF

Building B: 163,781 SF

32' clear height

A-1 & A-2 Zoning

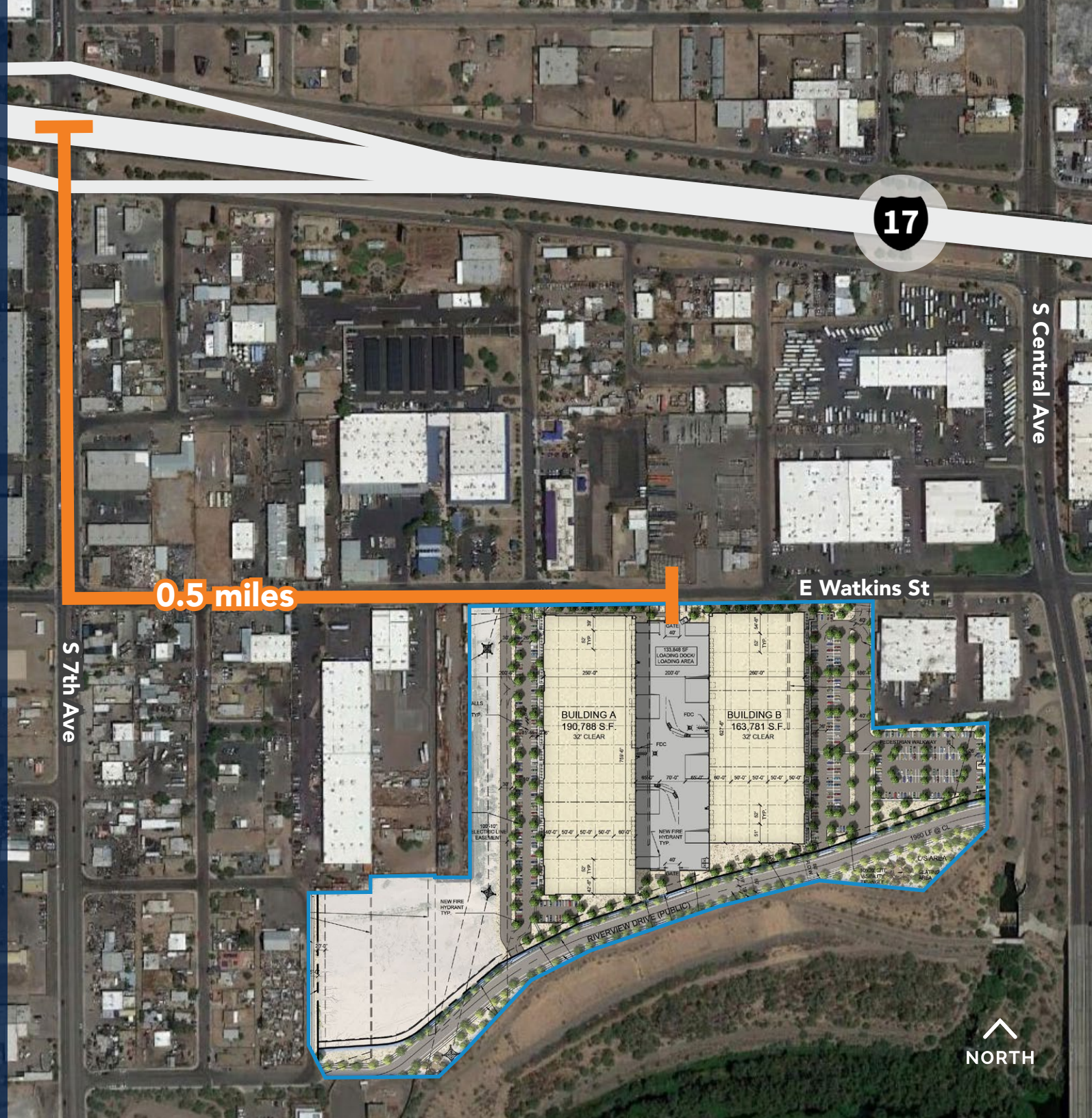
530 total parking spaces



Approximately 0.5 miles from a full diamond interchange at I-17

Central location and easy access to entire Metro Phoenix area

Less than 5 miles from Sky Harbor International Airport



17

S Central Ave

E Watkins St

S 7th Ave

0.5 miles

RIVERVIEW DRIVE (PUBLIC)



NORTH

CORPORATE NEIGHBORS

Northbank CENTRAL



Northbank CENTRAL

Located in the heart of the Phoenix freeway network and less than five miles from Sky Harbor International Airport, Northbank Center is the premier distribution and logistics solution for industrial occupiers. The project offers direct access to the I-17 and I-10 freeway systems, providing connectivity throughout the Phoenix metro area from an unparalleled central location.

Situated on approximately 30 acres of A-1 and A-2 zoned land, the project provides excellent function and corporate identity with flexibility to accommodate space needs from 50,000-162,430 SF. With state-of-the-art building features that meet today's tenant requirements, Northbank Central is designed to accommodate a wide variety of industrial users.

OPPORTUNITY ZONE



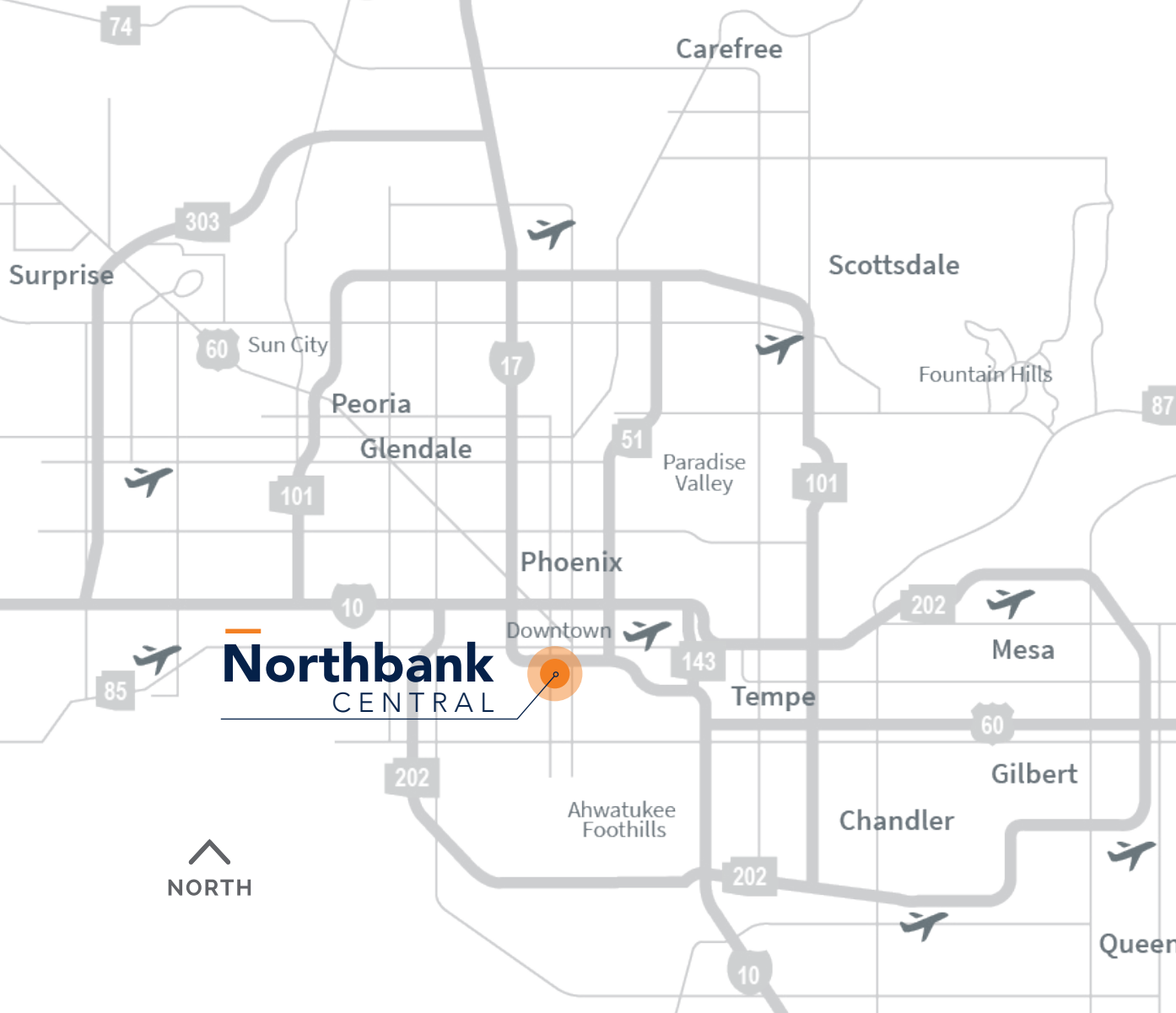
A-1

Light industrial



A-2

Industrial



PHOENIX



4.8 million

Population



2,240,950

Number of workforce persons



\$62,609

Average annual income for households



7.1%

Percent of manufacturing workers

TOP EMPLOYERS

Banner Health, Walmart, Kroger, Wells Fargo, Albertsons, McDonald's Corp, CVS Health, Raytheon, HonorHealth, Dignity Health, Intel, Home Depot, JP Morgan Chase, American Airlines, Tenet Healthcare, Banks of America, Freport-McMoRan, Bashas', Amazon, Target



Steve Larsen, SIOR, CCIM
 Managing Director
 +1 602 282 6296
 steve.larsen@am.jll.com

Pat Harlan, MCR, SLCR
 Managing Director
 +1 602 282 6298
 pat.harlan@am.jll.com