

BREAKING GROUND: Q4 2026



WEST OLIVE

— LOGISTICS CENTER —



±552,000 SF • FOR LEASE

ROCKEFELLER
GROUP



NWC OF OLIVE AVE & REEMS RD, WADDELL (GLENDALE), AZ 85355

BUILDING FEATURES

Total Rentable Area (SF)	552,000 SF (Divisible)
Building Dimensions	963' x 560'
Column Spacing	60' x 55'
Clear Height	40'
Speed Bay Depth	60'
Car Parking	567
Trailer Parking	180
Dock-High Doors	88
Grade Level Doors	4
Fire Protection System	K-25
Power	6,000 Total Amps SES 480/3P (Expandable up to 12,000 Total Amps)
Cooling System	100% HVAC
Lighting	LED
Construction Type	Concrete
Roof System	Rigid Insulation Above Metal Deck
Security	Gated & Secured Truck Courts
Slab	8" Fully Reinforced
Certifications	FM Global Compliant
Office	Spec



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PROPERTY LOCATION

±30 MINS FROM PHOENIX SKY HARBOR INT'L AIRPORT

NORTHERN PKWY
0.5 MILES

LOOP 303
1 MILE

I-10
7 MILES

LOOP 101
5 MILES



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STRATEGIC LOCATION

Glendale is strategically positioned within Metro Phoenix's rapidly expanding West Valley, with direct access to the Loop 303 logistics corridor—one of the region's most active hubs for industrial, manufacturing and distribution growth. Connectivity to Loop 303, Northern Parkway and Interstate 10 provides efficient access throughout the Phoenix metro, Southern California and major Western U.S. markets.

Home to approximately 261,000 residents, Glendale offers access to a substantial and growing workforce, with approximately **1.9 million residents located within a 30-minute** commute of the city's geographic hub. Continued population, employment and corporate investment reinforce Glendale's position as a premier destination for logistics, manufacturing and distribution users.



ONE Day Truck Turnarounds from Ports in Southern California and Mexico

BEST City for Business in 2025

95K Average Household Income

1.9M Labor Pool Within 30 Minutes of Glendale

+13K Jobs Added Since 2020

7 Major Interstates and Hwys

ABOUT THE DEVELOPERS

ROCKEFELLER GROUP

Rockefeller Group is one of the nation's premier real estate developers, owners, and operators, delivering transformative office, multifamily, industrial, and mixed-use projects across the United States for nearly a century. Since 1928, the firm has been recognized for creating developments that anticipate market demand, drive economic growth, and generate long-term value for communities, investors, and tenants. Known for its expertise in large-scale development, entitlements, and build-to-suit execution, Rockefeller Group combines financial strength, sustainability, and disciplined project delivery. Over the past 18 years, the firm has built a significant presence in the Western and Southwestern United States, completing and advancing projects across Arizona, California, Texas, Nevada, and the Pacific Northwest.



48

PROJECTS IN 17
STATES AND D.C.



23M+
SQUARE FEET



\$6.1B

TOTAL PROJECT COSTS



IndiCap is a privately held industrial real estate developer and investor focused on delivering strategic ground-up, joint venture, development management, and build-to-suit projects. With more than 7 million square feet in its active development pipeline, the firm is recognized for identifying emerging market opportunities and executing projects from acquisition through disposition. Led by industry veterans Mike Chernine and Jason Kuckler, whose experience includes more than 10 million square feet of commercial development, IndiCap brings a hands-on, entrepreneurial approach backed by deep market expertise. Headquartered in Las Vegas, the company is actively developing industrial projects throughout Arizona, Colorado, Nevada, Texas, and Utah.



20+

SUCCESSFULLY
COMPLETED PROJECTS



7M+

SQUARE FEET IN
CURRENT PROJECTS



\$2B

IN CURRENT PROJECTS



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