

Prolific Phoenix Developer Plans West Valley Industrial Park

ViaWest Buys Land for Planned 2 Million-Square-Foot Development Near Glendale



A developer is planning the Base, an industrial park slated to break ground next year in Glendale, Arizona. (ViaWest Group)

By [Randyl Drummer](#)

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A firm that has developed office and industrial projects across greater Phoenix acquired land south of Luke Air Force Base in Glendale for a planned industrial park slated to have up to 2 million square feet.

ViaWest Group paid \$12.5 million to buy 82 acres on the northwest and southwest corners of [Litchfield and Bethany Home roads](#) for the initial phase of a 15-building

project called the Base, according to a statement from the Phoenix-based firm.

The developer expects to break ground early next year on the first seven buildings at the site between Camelback Road and Northern Parkway. The warehouses, scheduled to be finished within a year, will range from 85,000 square feet to 309,000 square feet, according to the statement.

ViaWest plans to close on the purchase of another 57 acres adjacent to the 82-acre parcel in January and combine it with 5 acres it bought last year for the second phase of the Base, which is slated to have eight buildings ranging from 41,000 square feet to 141,000 square feet.

The array of building sizes at the full 144-acre project is aimed at attracting manufacturers, distributors and other industrial users that want to own or lease facilities or buy smaller parcels, said Steven Schwarz, a founding partner at ViaWest, said in the statement.

ViaWest has been busy developing projects in Phoenix, Goodyear and near [Phoenix-Mesa Gateway Airport](#) in Mesa. The company recently acquired a site in Nevada's North Las Vegas and has expanded into Utah with industrial projects near [Salt Lake City](#).

E-commerce, food and beverage operators and large users such as Amazon, Red Bull and Ball Corp. have rushed to lease space in the fast-growing Glendale market. The Base project, near the Litchfield Park neighborhood, will start amid an onslaught of speculative industrial development in Glendale, according to [CoStar Market Analytics](#).

The area's industrial stock has more than tripled over the past decade, with another 16 million square feet under construction that will increase the inventory by nearly 60%, CoStar data shows. CoStar analytics projects the current construction barrage will increase the area's vacancy rate to more than 15% from the current 8.5% within a year.

For the Record

CBRE's Mark Krison and Luke Krison represented ViaWest in the land purchase and will head leasing at the development. The name of the seller, a private investor, was not disclosed.

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