

IMPACT AWARDS

# New industrial park aims to meet demand in Phoenix hot spot

Commercial Development of the Year for Phoenix



Tesla and InProduction are early tenants in the first phase of The Base, which has nearly 1.2 million square feet of industrial space. (CoStar)

**By Allan Harrington, Ron Davis**

CoStar Research

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Developers overcame challenges to meet regulatory compliance, solve complex infrastructure and protect wildlife to build a project that speaks to growing demand for Phoenix's hottest industrial submarket.

The first phase of The Base — a large industrial master plan that spans nearly 1.2 million square feet — is now available for lease in Glendale, Arizona.

The newly built campus is near the Loop 303 freeway and Northern Parkway, all within a 30-minute radius of a large workforce. The project calls for an additional phase that would bring eight additional buildings, totaling 780,600 square feet.

The Base required several steps before contractors put a shovel in the ground, among them having the land annexed into Glendale from Maricopa County, gaining rezoning approval and solving challenges related to infrastructure and elevated scrutiny with its proximity to Luke Air Force Base.

Additionally, ViaWest partnered with Wild At Heart to conduct surveys when it acquired the land and again prior to construction to protect burrowing owls, ensuring they were safely identified and cleared before work started.

As leasing for The Base gets underway, tenants of note include Tesla and event management company InProduction.

Completion of The Base coincides with Glendale performing as one of [Phoenix's hottest industrial submarkets](#). Over the past 12 months, Glendale registered 6.1 million square feet of industrial net absorption, accounting for nearly a third of all of Phoenix's net absorption during that period.

The Base has been selected by a panel of local industry professionals as the winner of the 2026 CoStar Impact Awards Commercial Development of the Year for Phoenix.

**About this project:** The seven-building industrial park spans 1,182,877 square feet on 82 acres of a 144-acre master-planned development. Developed by

ViaWest Group and built by Willmeng Construction, these buildings range from 66,900 to 309,734 square feet.

Construction started in 2024 and was completed in 2025. The buildings offer clear heights up to 36 feet, deep 60-foot speed bays, 3,000–6,000 amps of power, ESFR sprinklers, dock-high and grade-level loading, and efficient truck courts. Spec office space was included in each building to accelerate occupancy.

**What the judges said:** "The Base is one of the premier industrial parks developed in the last number of years. It took much creativity to pull the deal together considering the infrastructure challenges and its proximity to Luke Air Force Base."

**They made it happen:** For ViaWest, Alex Boles, managing director, Rodney Boden, vice president of investment and development, Steven Schwarz, founding partner, and Danny Swancey, partner; for Willmeng, Tom Jarvis, vice president, and James Murphy, CEO; Tim Thielke, principal of DLR Group; Eric Whitehurst of Kimley-Horn; and Mark Krison, executive vice president of CBRE.

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CoStar's **Impact Awards** highlight the commercial real estate transactions and projects that have transformed their markets over the past year. The winners are chosen by independent panels of industry professionals who work in the markets they judge. Learn more about the awards [here](#).

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### Properties

#### [The Base - Building 3](#)

6326 Litchfield Rd, Litchfield Park, AZ

#### [The Base - Building 1](#)

6302 Litchfield Rd, Litchfield Park, AZ

#### [The Base - Building 5](#)

6244 Litchfield Rd, Litchfield Park, AZ

### [The Base - Building 4](#)

6232 Litchfield Rd, Glendale, AZ

### [The Base - Building 6](#)

6256 Litchfield Rd, Litchfield Park, AZ

## **Companies**

### [ViaWest Group](#)

Real Estate

### [Willmeng Construction](#)

Construction

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