



Riverside Industrial Center/ Amazon

4750 & 5050 W Mohave Road, Phoenix, AZ 85004



Lender: PCDIC, Capmark, Greenline Ventures

Investor: US Bank CDC

Community Profile:

- Poverty Rate 16%
- Median Family Income 67%
- 2000 Census Tract 04013112506

Project Highlights

- Project Costs \$65 Million
- NMTC Allocation \$48 Million

This 2007 project is within the West Phoenix Revitalization area of Phoenix. KT Riverside, LLC constructed a state of the art speculative distribution/ warehouse facility known as the Riverside Industrial Center. The Project included two facilities totaling 1,206,048 square feet of rentable space. One facility was 603,471 square feet and is known as Phase II, the second facility was 602,577 square feet and known as Phase III. The Project was located on three parcels of land totaling 79.22 acres. Phase IV is used as additional trailer parking for Phases II and III. Amazon began using the facility as one of its nationwide distribution centers in 2011.

Located in Phoenix, this project was one of the largest industrial construction projects in the State of Arizona and was a part of a larger four phase industrial center comprised of approximately 1,817,000 square feet of warehouse, distribution and office space.



Community Impact

The impact of this project was significant and featured the following:

Created over 5000 permanent jobs

Using the Phoenix Workforce Connection (PWC), KT Riverside was able to provide tenants information about workforce programs that may assist the business owners in finding qualified employees; send out notices to registered job seekers advising them of new job opportunities with the business(es) represented at the Riverside Industrial Center; provide opportunities for persons who live in the surrounding low-income community

K.T. Riverside worked with the City of Phoenix to sponsor job fairs and/or provide available space to host the job fairs with the assistance of the City of Phoenix staff.

As a result of the lower cost financing K.T. Riverside offered rents lower than market and/or provide other concessions to perspective tenants. These offered concessions helped to attract tenants to this project and provide jobs/services to the surrounding community.

Phoenix Community Development and Investment Corporation

200 W Washington Street, 20th Floor, Phoenix, AZ 85003-1611

P: 602-495-5247 www.PhoenixNewMarkets.com