

FOR LEASE OR SALE

AVONDALE 107TH



±405,656 SF IN FOUR INDUSTRIAL BUILDINGS | DELIVERING 1Q 2020

Building A: 81,533 SF | **Building B:** 81,533 SF | **Building C:** 121,295 SF | **Building D:** 121,295 SF

ANDY MARKHAM, SIOR
Executive Managing Director
+1 602 224 4408
andy.markham@cushwake.com

MIKE HAENEL
Executive Managing Director
+1 602 224 4404
mike.haenel@cushwake.com

PHIL HAENEL
Director
+1 602 224 4409
phil.haenel@cushwake.com



SITE PLAN



AVONDALE, ARIZONA



POPULATION
(2018)

85,504



ROOFTOPS

29,000



MEDIAN
AGE

30



AVERAGE
HOUSEHOLD
INCOME

\$72,780

“Avondale is **the** location for investors and prospective business owners who are ready to take advantage of exciting opportunities arising from the areas growth and revitalization.”

Source: www.avondaleaz.gov/business



PROPERTY FEATURES

BUILDING A/B

- ▶ 107th Avenue Frontage
- ▶ 81,533 SF each
- ▶ Office to Suit
- ▶ 28' Clear Height
- ▶ Dock High/Grade Level Loading
- ▶ 60' Speed Bays
- ▶ 190' Truck Maneuverability

BUILDING C/D

- ▶ 121,295 SF each (Divisible)
- ▶ Office to Suit
- ▶ 32' Clear Height
- ▶ Dock High/Grade Level Loading
- ▶ 60' Speed Bays
- ▶ 190' Truck Maneuverability
- ▶ Optional Fenced/Gated Security

ADDITIONAL FEATURES

- ▶ Insulation: R38 (HVAC ready)
- ▶ Speed bay spacing throughout
- ▶ Truck Court: All concrete, secured and gated
- ▶ All Lighting: LED
- ▶ Power: 3,600 Amps 277/480
- ▶ 5 Points of Ingress and Egress

SITE INFORMATION AND UTILITIES

- ▶ Parcel Number: 102-55-010
- ▶ Current Zoning: PAD
- ▶ Natural Gas: Southwest Gas
- ▶ Electricity: Salt River Project
- ▶ Water & Sewer: City of Avondale
- ▶ Communications: CenturyLink
- ▶ Access: 1 Minute to I-10 Fwy



ANDY MARKHAM, SIOR
 Executive Managing Director
 +1 602 224 4408
 andy.markham@cushwake.com

MIKE HAENEL
 Executive Managing Director
 +1 602 224 4404
 mike.haenel@cushwake.com

PHIL HAENEL
 Director
 +1 602 224 4409
 phil.haenel@cushwake.com

