

±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

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





Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.