

Paloma Vista Logistics Center

NNWC Interstate 10 & Perryville Rd
BUCKEYE, ARIZONA

AVAILABLE FOR LEASE

PHASE 1

BUILDING 1 (±1,055,016 SF)

BUILDING 2 (±421,576 SF)

PHASE 2

BUILDING 3 (±395,256 SF)

BUILDING 4 (±831,576 SF)



PHASE I BREAKING GROUND Q1 2022



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RESIDENTIAL

PHASE 1 | BREAKING GROUND Q1 2022

PHASE 2

BUILDING 4 - PHASE II
831,576 SF
40' Clearance Height

BUILDING 1
1,055,016 SF

BUILDING 2
421,576 SF

- » Dimensions: 1,848' x 570'
- » Speed bays: 60'
- » Column spacing: 50' x 56'
- » Clear height: 40'
- » Building slab: 8"
- » Dock height doors: 210
- » Drive in doors: 4
- » Truck courts: 190'
- » Trailer parking spaces: 272
- » Auto parking spaces: 552
- » Roof warranty: 20 years
- » Insulation: R-30
- » Zoning: Industrial
- » Power: (3) 3,600 Amps 480, 277 Volt SES
- » Skylights: 297

- » Dimensions: 896' x 470'
- » Speed bays: 60'
- » Column spacing: 50' x 56'
- » Clear height: 36'
- » Building slab: 7"
- » Dock height doors: 92
- » Drive in doors: 4
- » Truck courts: 190'
- » Trailer parking spaces: 128
- » Auto parking spaces: 363
- » Roof warranty: 20 years
- » Insulation: R-30
- » Zoning: Industrial
- » Power: (2) 3,600 Amps 480, 277 Volt SES
- » Skylights: 112

BUILDING 3 - PHASE II
395,028 SF
36' Clearance Height

BUILDING 2 - PHASE I
421,348 SF
36' Clearance Height

PHASE 1

BUILDING 1 - PHASE I
1,055,016 SF
40' Clearance Height

PERRYVILLE ROAD

STATE LAND

MCDOWELL ROAD

RESIDENTIAL

INDUSTRIAL ZONED
(NO WATER)

PHASE 2

BUILDING 3
395,256 SF

BUILDING 4
831,576 SF

- » Clear Height 36'
- » 84 Overhead Doors
- » 4 Drive In

- » Clear Height 40'
- » 162 Overhead Doors
- » 4 Drive In

Ports of Los Angeles and Long Beach (358 miles)

Sky Harbor Airport (39 miles)





STRATEGIC SOUTHWEST LOCATION | PHOENIX, ARIZONA



An ability to serve 30 million consumers within a one-day truck haul



The third largest labor pool in the west



Shipping costs to California are 15-75% lower than other mountain west markets



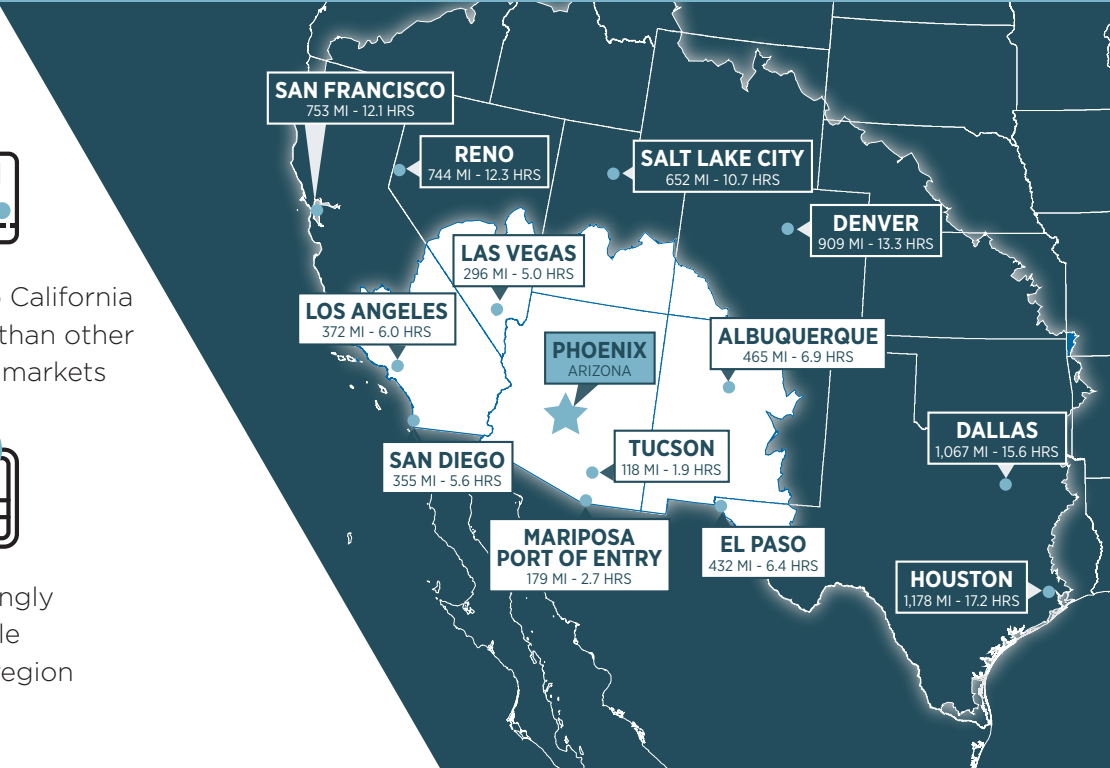
One of the lowest labor costs in the western U.S.



A low-cost operating environment and right to work state



An exceedingly accessible geographic region



DEEP LABOR POOL

±1.5M PEOPLE WITHIN
30 MINUTE DRIVE

30 MINUTES
±1,496,490 POPULATION

20 MINUTES
±605,562 POPULATION

10 MINUTES
±127,898 POPULATION

Paloma Vista
Logistics Center

320 MILES TO
PORTS OF LA



CUSHMAN &
WAKEFIELD



US CAPITAL
DEVELOPMENT

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