

# COWDEN LOGISTICS CENTER

420 S 104th Ave, Tolleson, Arizona 85353



**BREAKING GROUND SEPTEMBER 2020**

Trammell Crow Company

 CLARION PARTNERS

## 282,000 SF (DIVISIBLE) AVAILABLE FOR LEASE

 CUSHMAN & WAKEFIELD

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# PROPERTY FEATURES

<b>PROPERTY ADDRESS:</b>	420 SOUTH 104TH AVENUE
<b>TOTAL BUILDING SIZE:</b>	282,000 SF (DIVISIBLE)
<b>LOT SIZE:</b>	16.1 ACRES
<b>CLEAR HEIGHT:</b>	36'
<b>ZONING:</b>	I-1
<b>BUILDING TYPE:</b>	CONCRETE TILT/CROSS DOCK
<b>CAR PARKING:</b>	260 (EXPANDABLE)
<b>TRAILER STORAGE STALLS:</b>	43 (EXPANDABLE)
<b>COLUMN SPACING:</b>	52 X 52
<b>SPEED BAY DEPTH:</b>	60 X 52
<b>SLAB THICKNESS:</b>	7" CONCRETE SLAB
<b>TRUCK COURT DEPTH:</b>	NORTH 185' SOUTH 131'
<b>ACCESS:</b>	5 POINTS INGRESS/EGRESS
<b>SECURITY:</b>	AUTOMATIC TRUCK COURT GATES
<b>INSULATION:</b>	R-38 INSULATION AT ROOF DECK
<b>SPRINKLER SYSTEM:</b>	ESFR



## LOCATION ADVANTAGES

**40%**

OFFERS UP TO 40% LESS OPERATIONAL COSTS THAN CALIFORNIA



**1.4 MILES**

TO THE I-10



**TOLLESON**

LOCATED ALONG A MAJOR TRANSPORTATION CORRIDOR



**20 MINUTES**

TO PHX SKY HARBOR AIRPORT



**3,712**

BUSINESSES WITHIN 5 MILES



**319**

AMENITIES WITHIN 3 MILES

# CORPORATE NEIGHBORS



THOMAS ROAD

DESERT SKY MALL

AK-CHIN PAVILION

DESERT SKY ESPLANADE

107TH AVENUE

COSTCO WHOLESALE  
HOBBY LOBBY  
BEST BUY  
OLD NAVY  
BED BATH & BEYOND  
PETCO  
Marshalls

LOOP 101

MCDOWELL ROAD

INTERSTATE 10

± 2 MINUTES  
± 1.4 MILES TO I-10

Portillo's  
ZUPAS  
ISLANDS  
FedEx  
MAIN EVENT  
SPORTSMAN'S

AVONDALE AUTOMALL

CALIFORNIA CLOSETS

INLAND KENWORTH

PETSMART

McLane

Shaw FLOORS

O'Reilly AUTO PARTS

FORMS & SURFACES

UNIVERSAL TECHNICAL INSTITUTE

QT QuikTrip

K

amazon

amazon

AVIALL

ups

HSN

VAN BUREN STREET

CHEP  
A Brambles Company  
TRANE  
TOLLESON LOGISTICS CENTER

Serta

GRAHAM PACKAGING COMPANY

BERRY PLASTICS

Manheim

Auto Zone

Menlo LOGISTICS

TARGET

ANS

SIMMONS

Albertsons

WESCO

XPO Logistics

BOSE

MiTek

Georgia-Pacific

americold

Acme PAINTS

MCKESSON

GRAHAM PACKAGING COMPANY

Kroger

CARVANA

DriveTime

CARVANA

Stater Logistics

THE HOME DEPOT

COSTCO WHOLESALE

INTERNATIONAL PAPER

Sysco

pepsi

QUAKER

SK FOOD SERVICES

americold

FedEx

**SITE**

WCC

BIG O TIRES

MEDLINE

CVS

STAPLES

MEDLINE

HAYWARD

ABB

amazon

AmerisourceBergner

wayfair

Best Buy

wayfair

Mor.

99TH AVENUE

91ST AVENUE

83RD AVENUE

tyco

cafe valley

cafe valley

WinCo FOODS

summit

ESSENDANT

amazon

GAP

SWIFT

LOWER BUCKEYE ROAD

67TH AVENUE

## Arizona Business Incentives

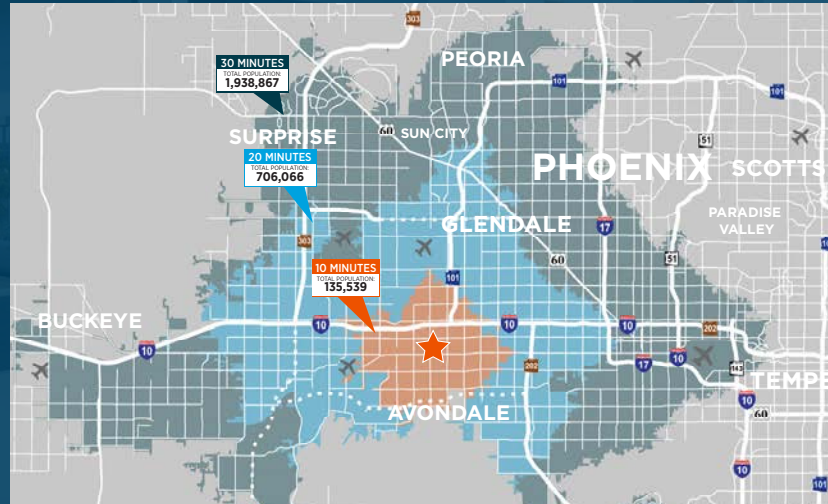
Arizona is an attractive location to conduct business due to its pro-business growth agenda, climate, and location. Companies can transport goods and services easily to key California, Texas, and Mexico markets.

- In 2017, Arizona's corporate tax rate shrunk to 4.9%
- In 2016, commercial property taxes declined by 10%
- High Quality Work Force – Nationally, Arizona is ranked 2nd in workforce quality and availability and 1st in higher education degree output. (Arizona Commerce Authority, Special Report/ Arizona: State of Business. WSJ. 2014.)
- Sales Tax Exemptions for Manufacturing (ARS 42-5159(B)(1)).



## ACCESS TO KEY WESTERN US MARKETS

**DISTANCE TO MAJOR CITIES**  
**TUCSON: 140 MILES**  
**LOS ANGELES: 356 MILES**  
**LAS VEGAS: 285 MILES**  
**ALBUQUERQUE: 443 MILES**  
**EL PASO: 429 MILES**



## POPULATION DRIVE TIMES

**AVONDALE: 135,539**  
**WITHIN 10 MINUTES**  
**GLENDALE: 706,066**  
**WITHIN 20 MINUTES**  
**SURPRISE: 1,938,867**  
**WITHIN 30 MINUTES**

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