



1466

N ELISEO C. FELIX JR WAY
AVONDALE, AZ 85323

New Construction

±45,200 SF Available for Immediate Occupancy
with ±2,000 SF Office Space



ABOUT

Discover a premier warehouse opportunity in a strategic location, just 20 minutes from "Downtown" Phoenix.

This 45,200 SF freestanding facility includes first floor office with mezzanine capability offering a perfect blend of functionality and accessibility. The property features a fully secured yard area for outside storage and/or excess vehicle parking.



NEW BUILD, HIGH-SPEC WAREHOUSE

BUILDING FEATURES

- Free Standing Environment
- ESFR Fire Sprinklers
- Roof: Foam; 10 Year Warranty
- LED Lighting in Warehouse
- Edge of Dock Levelers
- Fenced/Secured Full Concrete Truck court
- Outside Storage Capable

SPECIFICATIONS

45,200
SQUARE FEET
± 2,000 SF OFFICE
± 2,000 SF MEZZANINE

30'
CLEAR
HEIGHT

6
9X10 DOCK
HIGH DOORS

3
16'X 14'
GRADE LEVEL
DOORS

100%
HVAC
FACILITY

A1
ZONING

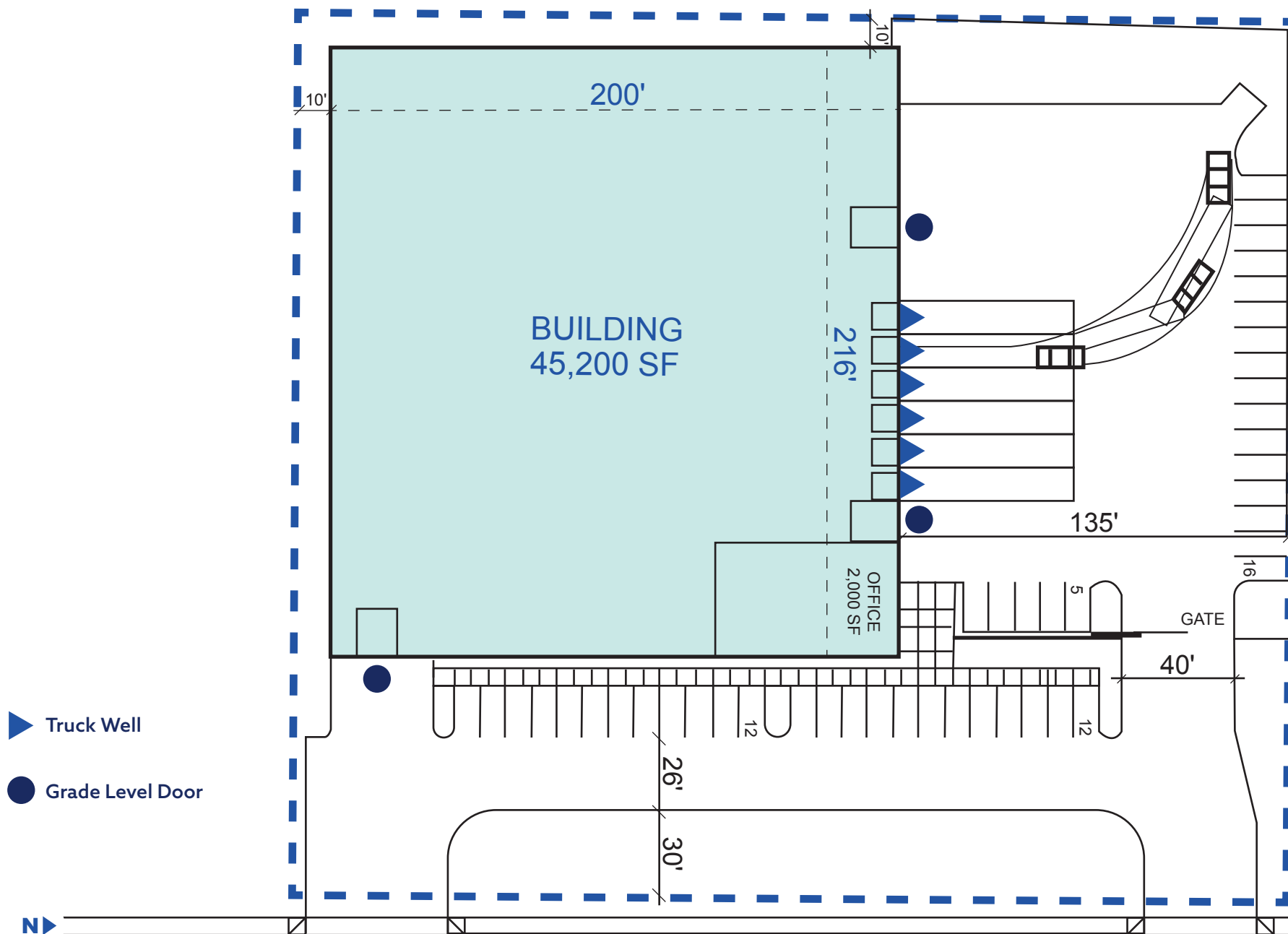
**2,000
AMPS**
277/480V

54x50
COLUMN
SPACING

R-38
INSULATION

▶ Truck Well

● Grade Level Door



DEMOGRAPHICS WITHIN A 30-MINUTE DRIVE-TIME RADIUS



2,191,618
2024 Total
Population



2,305,798
2029 Projected
Population



1.02%
Projected
Population



\$77,070
Median Household
Income



\$419,758
Median Home
Value



1,065,561
Total Labor
Force



35.4
Median
Age



CONTACT



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