



AVAILABLE FOR LEASE | READY FOR OCCUPANCY

*±153,145 SF, Class A, Fully-Improved
Industrial Project with Loop 101
Frontage & Large Storage Yard*

DIVISIBLE TO ±68,230 SF & 84,645 SF



8850 W SWEETWATER AVE, PEORIA, AZ

KIDDER.COM

km Kidder
Mathews

FOR LEASE

A REDEFINED WAREHOUSE EXPERIENCE

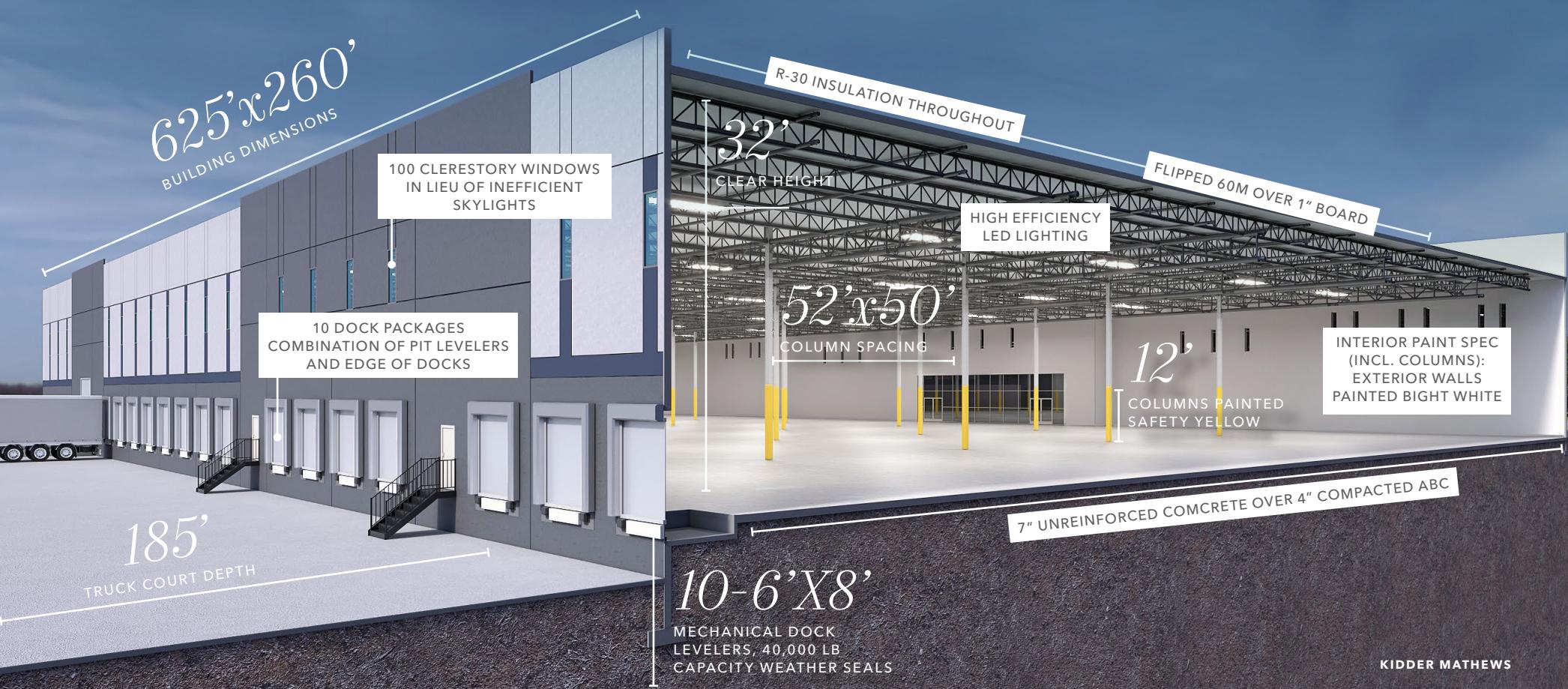
This Class A industrial building is a modern facility designed for high efficiency and versatility, catering to logistics, manufacturing, or distribution needs. It combines advanced architectural design with state-of-the-art technology.

2,000
OFFICE SF

21
DOCK HIGH DOORS

10
DOCK PACKAGES

ESFR
SPRINKLER SYSTEM



FOR LEASE

CLASS A, FULLY IMPROVED PROJECT WITH FULLY SECURED TRUCK COURT



PROPERTY FEATURES

TOTAL WAREHOUSE SF	±153,145 SF
OFFICE SF	±2,000 SF
DIVISIBLE TO	±68,230 SF ±84,645 SF
YARD	±65,000 SF
POWER	3,000 AMPS 277/480V 3-Phase Power
HVAC	100% Air Conditioned
PARKING	144 Auto Parking Spaces
CLEAR HEIGHT	32'
DOORS	21 Dock High Doors, 2 Grade Level Doors

20 MIN
MINUTE DRIVE TO TSMC

95K VPD
ON LOOP 101 FRONTAGE

ANOTHER DEVELOPMENT FROM

nuveen
A TIAA Company

KBCADVISORS

EXCLUSIVELY REPRESENTED BY

MIKE CIOSEK, SIOR
602.513.5135
mike.ciosek@kidder.com

ERIC BELL, SIOR
602.513.5151
eric.bell@kidder.com

km Kidder
Mathews

FOR LEASE



ANOTHER DEVELOPMENT FROM

nuveen
A TIAA Company

KBCADVISORS

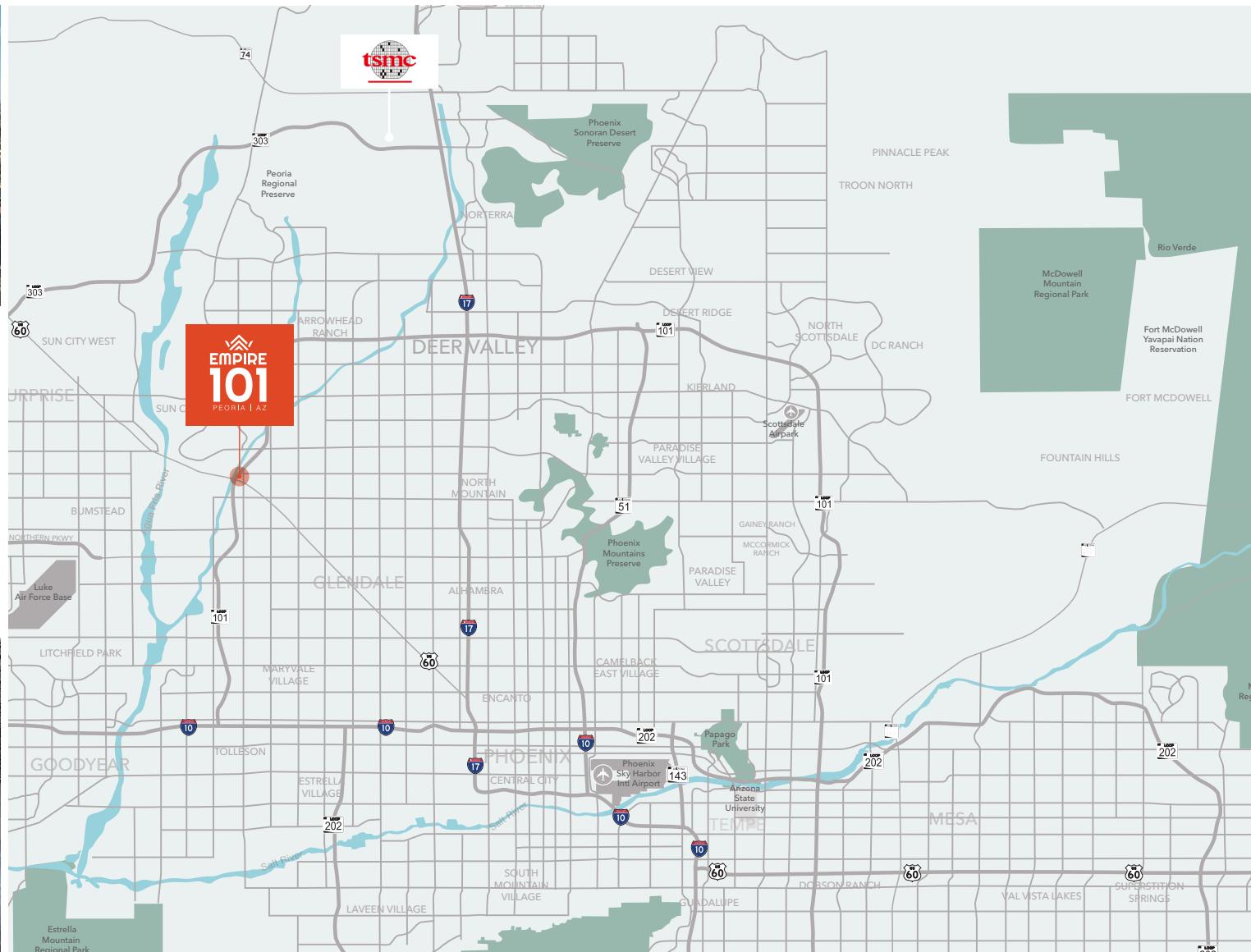
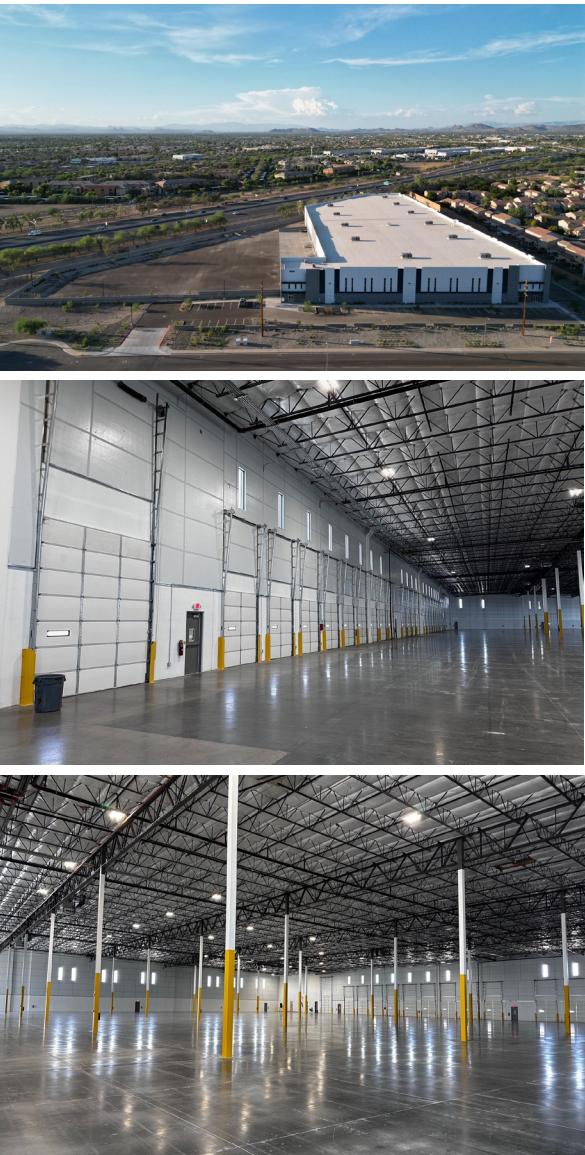
EXCLUSIVELY REPRESENTED BY

MIKE CIOSEK, SIOR
602.513.5135
mike.ciosek@kidder.com

ERIC BELL, SIOR
602.513.5151
eric.bell@kidder.com

km **Kidder Mathews**

FOR LEASE



ANOTHER DEVELOPMENT FROM

nuveen
A TIAA Company

KBCADVISORS

EXCLUSIVELY REPRESENTED BY

MIKE CIOSEK, SIOR
602.513.5135
mike.ciosek@kidder.com

ERIC BELL, SIOR
602.513.5151
eric.bell@kidder.com

km **Kidder Mathews**



Another Development From

nuveen
A TIAA Company



Exclusively Represented By

MIKE CIOSEK, SIOR
602.513.5135
mike.ciosek@kidder.com

ERIC BELL, SIOR
602.513.5151
eric.bell@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

km **Kidder**
Mathews