



# EMPIRE 101

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

 **Kidder  
Mathews**



FOR LEASE

# A REDEFINED WAREHOUSE EXPERIENCE

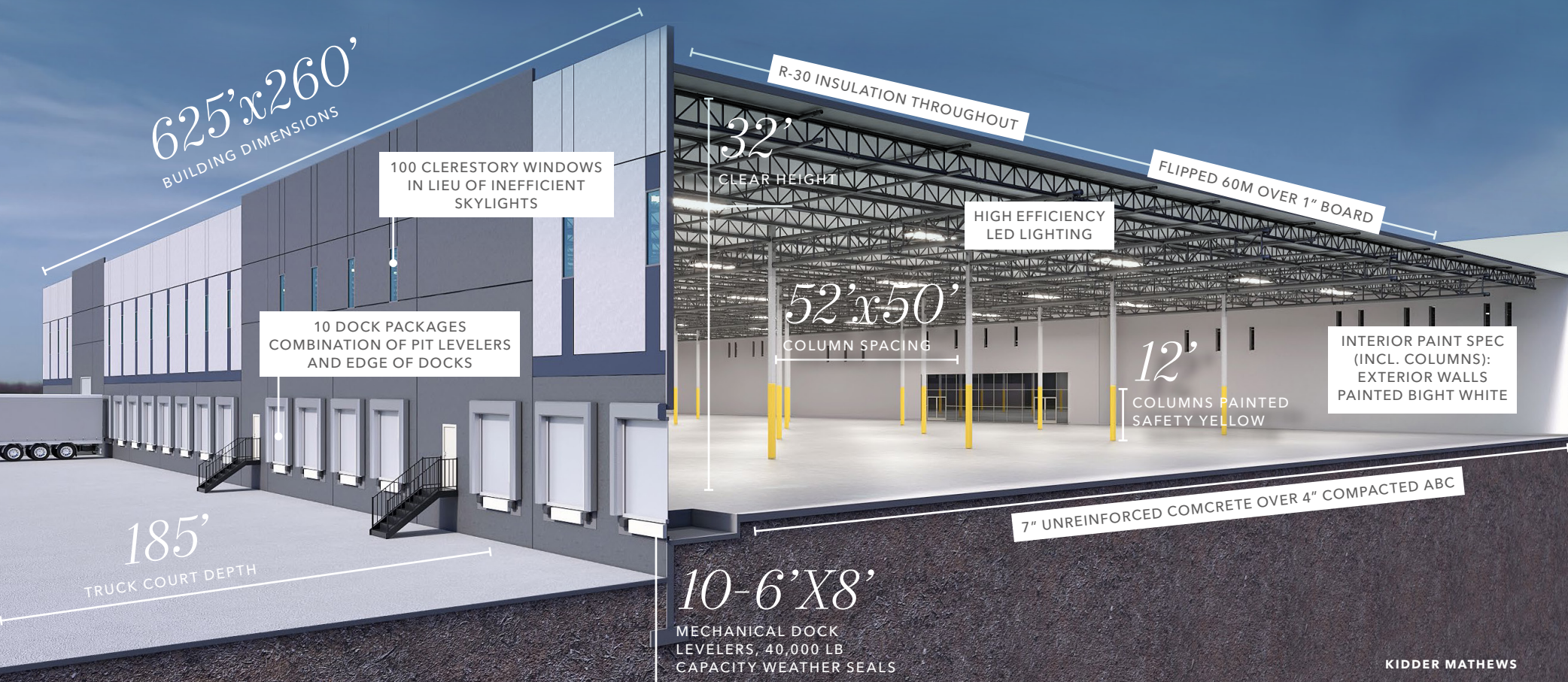
*This Class A industrial building is a modern facility designed for high efficiency and versatility, catering to logistics, manufacturing, or distribution needs. It combines advanced architectural design with state-of-the-art technology.*

**2,000**  
OFFICE SF

**21**  
DOCK HIGH DOORS

**10**  
DOCK PACKAGES

**ESFR**  
SPRINKLER SYSTEM



KIDDER MATHEWS



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<br>±84,645 SF                   |
| YARD               | ±65,000 SF                                 |
| POWER              | 3,000 AMPS 277/480V<br>3-Phase Power       |
| HVAC               | 100% Air Conditioned                       |
| PARKING            | 144 Auto Parking Spaces                    |
| CLEAR HEIGHT       | 32'  |
| DOORS              | 21 Dock High Doors,<br>2 Grade Level Doors |

**20 MIN**  
MINUTE DRIVE TO TSMC

**95K VPD**  
ON LOOP 101 FRONTAGE

ANOTHER DEVELOPMENT FROM

**nuveen**  
A TIAA Company



EXCLUSIVELY REPRESENTED BY

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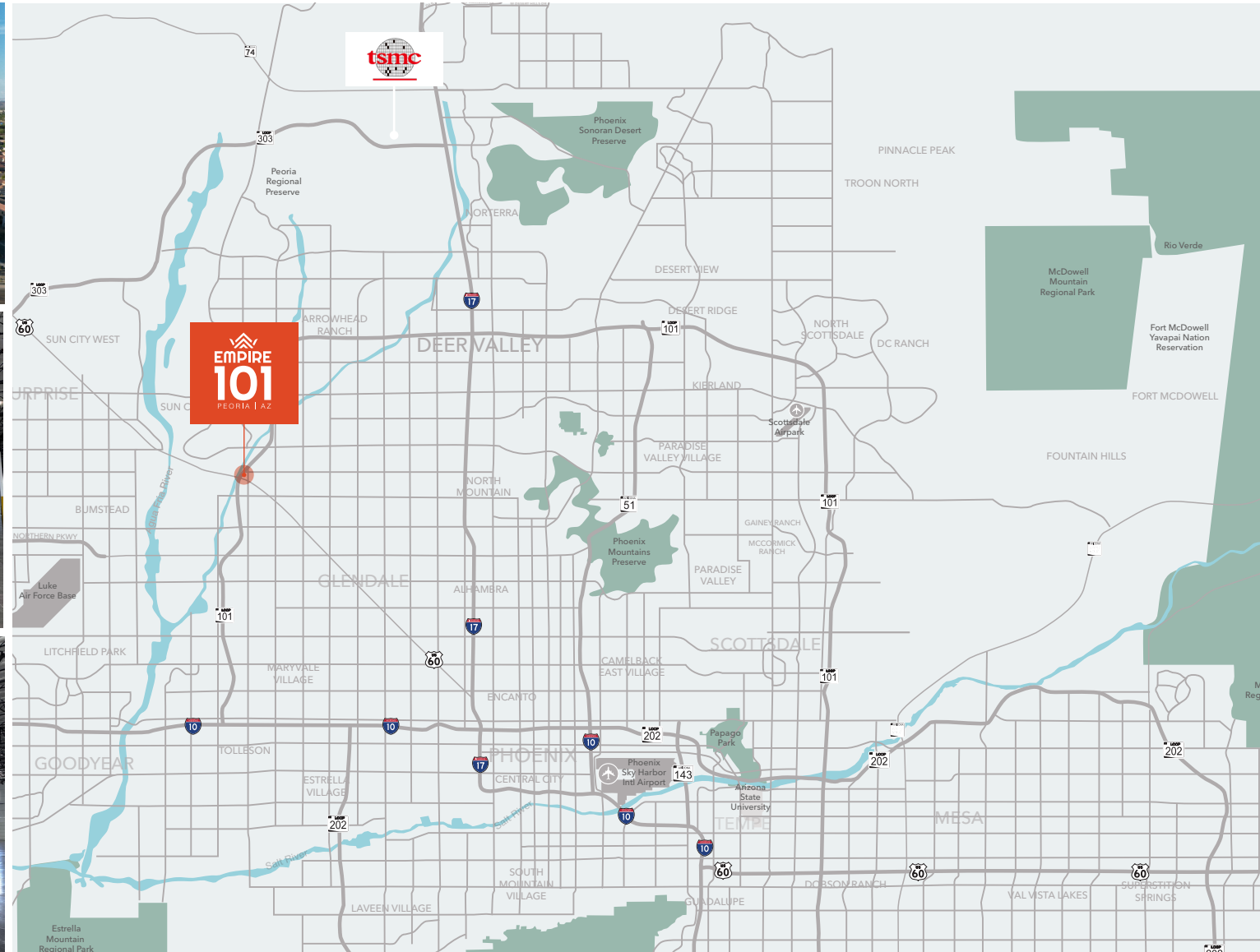
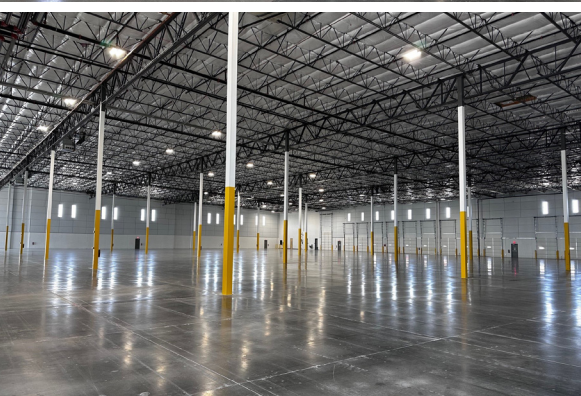
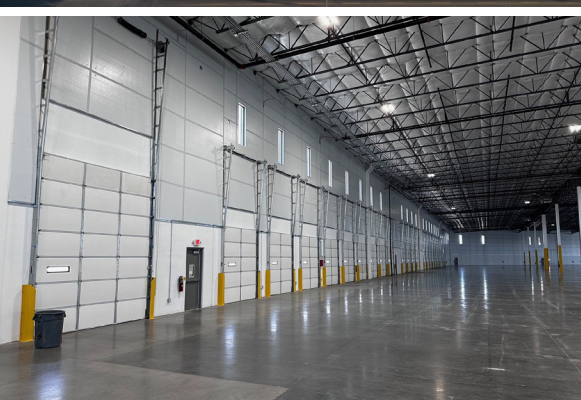
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