

Paloma Vista Logistics Center

NNWC Interstate 10 & Perryville Rd
BUCKEYE, ARIZONA

AVAILABLE FOR LEASE | PHASE 2 AVAILABLE FOR BTS

PHASE 1

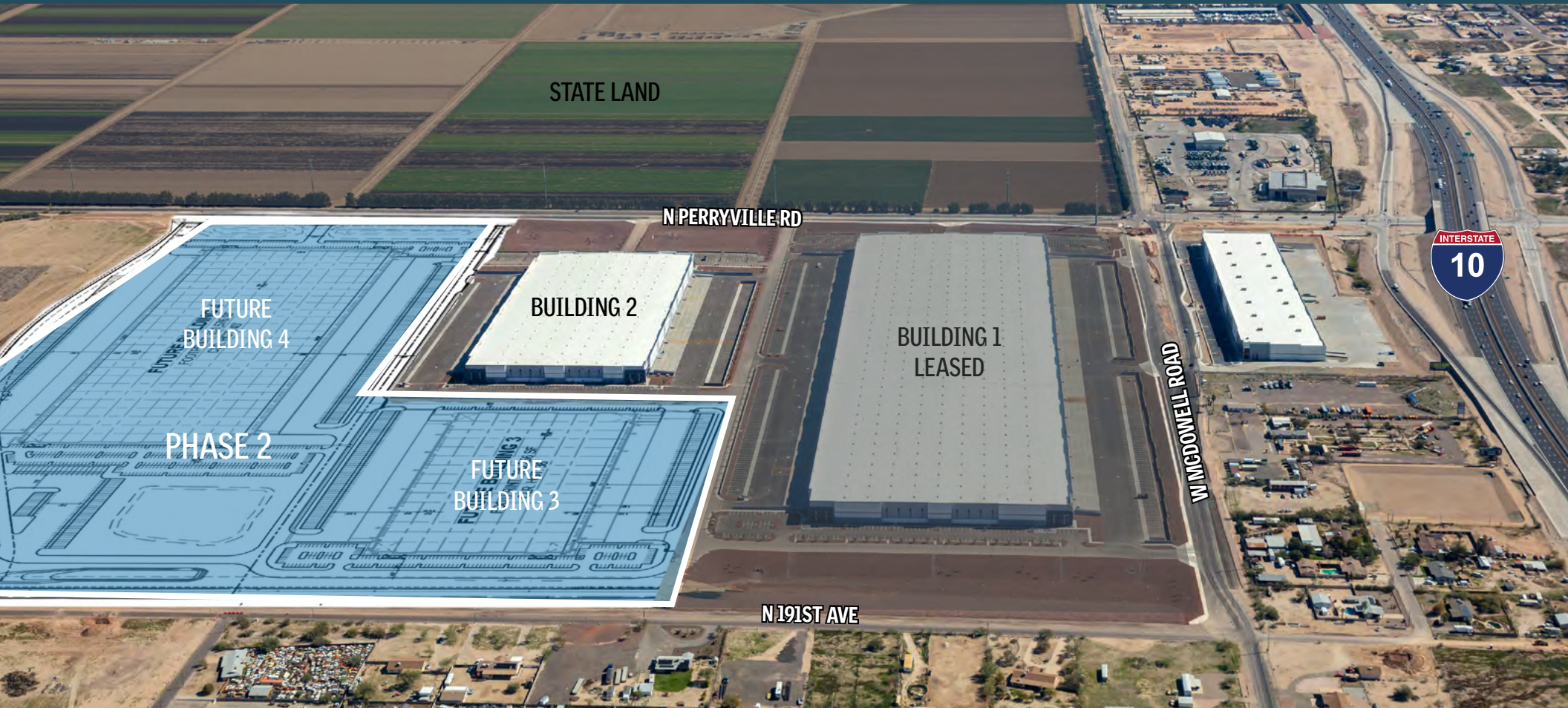
BUILDING 1 (LEASED)

BUILDING 2 (±423,345 SF)

PHASE 2

BUILDING 3 (±395,256 SF)

BUILDING 4 (±831,576 SF)



ANDY MARKHAM, SIOR | EXECUTIVE VICE CHAIR | 602 224 4408 | ANDY.MARKHAM@CUSHWAKE.COM
MIKE HAENEL | EXECUTIVE VICE CHAIR | 602 224 4404 | MIKE.HAENEL@CUSHWAKE.COM
PHIL HAENEL | VICE CHAIR | 602 224 4409 | PHIL.HAENEL@CUSHWAKE.COM



RESIDENTIAL

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

PHASE 2

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

BUILDING 2 - PHASE I
423,345 SF
36' Clearance Height

PHASE 1

BUILDING 1 - PHASE I
LEASED

PERRYVILLE ROAD

MCDOWELL ROAD

RESIDENTIAL

INDUSTRIAL ZONED



Ports of Los Angeles and Long Beach (358 miles)



111,000 VPD

Sky Harbor Airport (39 miles)



PHASE 1 | COMPLETED

BUILDING 2: ±423,345 SF 2070 N PERRYVILLE ROAD

- » Office SF: ±2,500 SF
- » Dimensions: 896' x 470'
- » Speed bays: 60'
- » Column spacing: 50' x 56'
- » Clear height: 36'
- » Building slab: 7"
- » Dock height doors: 90
- » Drive in doors: 4
- » Truck courts: 190'
- » Trailer parking spaces: 128
- » Auto parking spaces: 365
- » Roof warranty: 20 years
- » Insulation: R-30
- » Zoning: Industrial
- » Power: (2) 3,000 Amps 480, 277 Volt SES
- » Skylights: 112

PHASE 2 AVAILABLE FOR BUILD TO SUIT

BUILDING 3 395,256 SF

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

BUILDING 4 831,576 SF

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



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

SAN FRANCISCO
753 MI - 12.1 HRS

RENO
744 MI - 12.3 HRS

SALT LAKE CITY
652 MI - 10.7 HRS

DENVER
909 MI - 13.3 HRS

LAS VEGAS
296 MI - 5.0 HRS

LOS ANGELES
372 MI - 6.0 HRS

PHOENIX
ARIZONA

465 MI - 6.9 HRS

SAN DIEGO
355 MI - 5.6 HRS

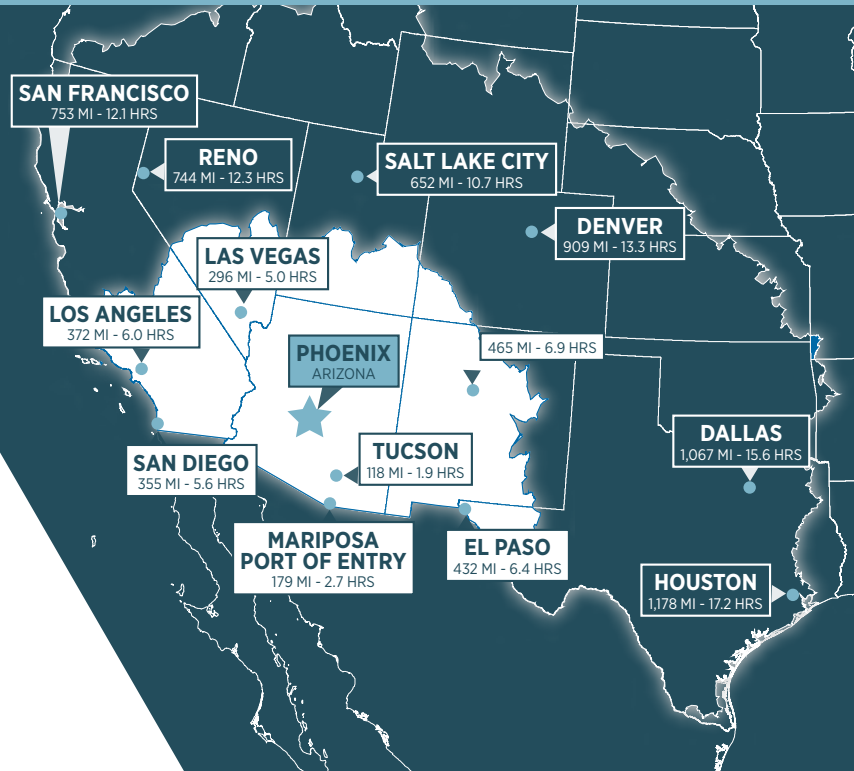
TUCSON
118 MI - 1.9 HRS

DALLAS
1,067 MI - 15.6 HRS

MARIPOSA
PORT OF ENTRY
179 MI - 2.7 HRS

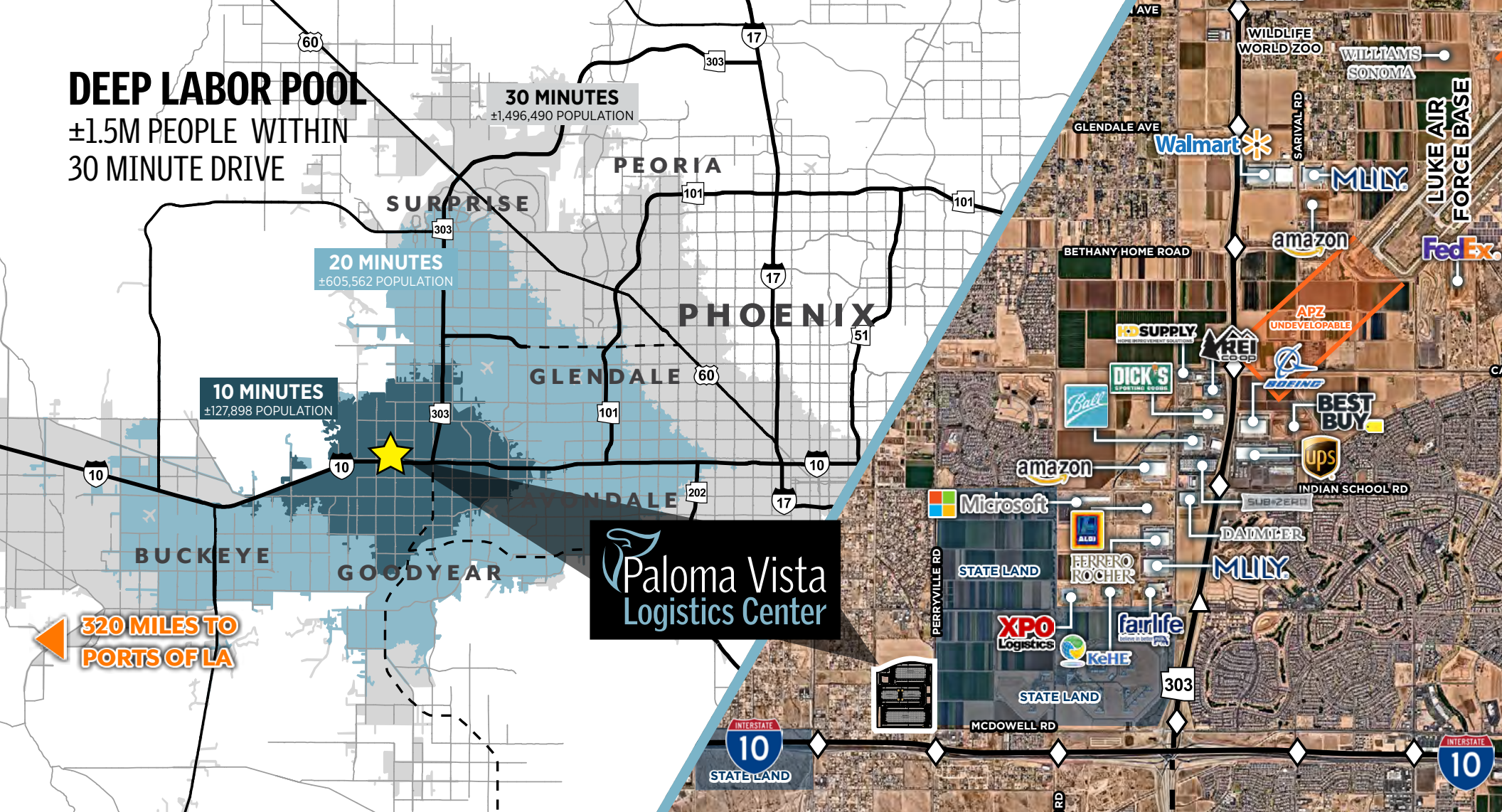
EL PASO
432 MI - 6.4 HRS

HOUSTON
1,178 MI - 17.2 HRS



DEEP LABOR POOL

±1.5M PEOPLE WITHIN
30 MINUTE DRIVE



Paloma Vista
Logistics Center

ANDY MARKHAM, SIOR | EXECUTIVE VICE CHAIR | 602 224 4408 | ANDY.MARKHAM@CUSHWAKE.COM
 MIKE HAENEL | EXECUTIVE VICE CHAIR | 602 224 4404 | MIKE.HAENEL@CUSHWAKE.COM
 PHIL HAENEL | VICE CHAIR | 602 224 4409 | PHIL.HAENEL@CUSHWAKE.COM



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.