

# SIHI ROOSEVELT

DISTRIBUTION CENTER

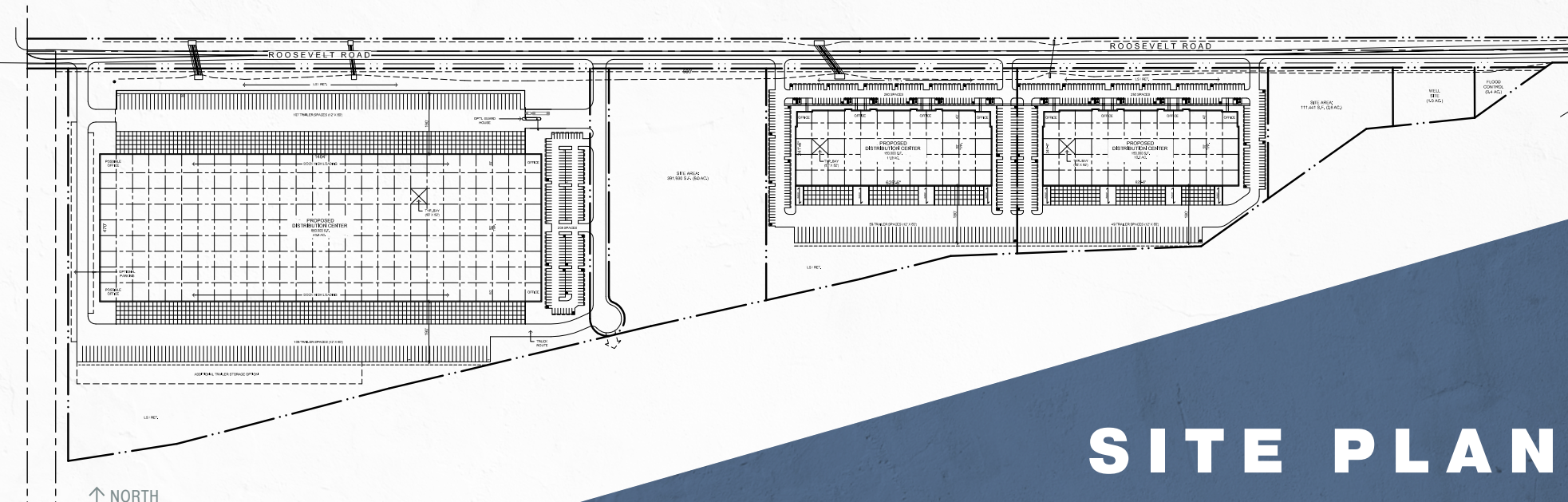
UP TO  
±1,000,000 SF

SWC Roosevelt & Jackrabbit | Buckeye, AZ



**ROAD & WATER  
UNDERWAY!**

CBRE SIHI



# SITE PLAN

## PROJECT HIGHLIGHTS

- 


**SITE AREA**  
±76.1 Acres
- 

**PROJECT SIZE**  
UP TO ±1,000,000 SF
- 

**AVAILABLE FOR**  
Build-to-Suit / Ground Lease
- 

**ZONING**  
I-1 with PAD Overlay
- 

**IMMEDIATE ACCESS**  
to Interstate 10
- 

**VISIBILITY**  
Full diamond interchanges on I-10 at Jackrabbit Trail and Verrado Way
- 

**FULL DIAMOND INTERCHANGES**  
on I-10 at Jackrabbit Trail and Verrado Way
- 

**I-10 FREEWAY TRAFFIC COUNT**  
±110,900 VPD  
*Source: ADOT*
- 

**ROOSEVELT STREET**  
is under construction from Jackrabbit Trail to the Tuthill Wash – Scheduled to open in 2024



# LOCATION ADVANTAGE



1.6 million population  
(40% of Phoenix residents)  
live west of the I-17 Freeway



\$62K average annual  
household income



62% of the Southwest Valley  
population is workforce age



69% of the Southwest Valley workforce  
commutes outside of the region



28% of manufacturing workers in  
Maricopa County live in the West Valley



↑ NORTH



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