

1050 East Riley Dr.
Avondale, AZ

Industrial/Flex Building
Owner/User Opportunity

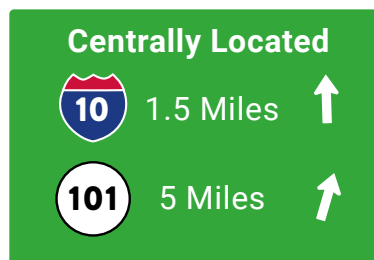


Gina Faith
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Property is located 1.5 miles south of the Interstate 10 and Dysart Road interchange, offering direct access to West Coast ports.

This central location features logistical advantages to industrial users with the capability to serve numerous large urban areas located within a one- and two-day delivery zone.



Parcel 1

500-26-006

Parcel ID

±3.96 Acres

Lot Size

A-1 Light Industrial

Lot Zoning

Parcel 2*

500-26-007

Parcel ID

±2.69 Acres

Lot Size

A-1 Light Industrial

Lot Zoning

Property 1 Overview

Warehouse ±18,810 SF with 24' clear height

Office ±16,500 SF

Total Building Size ±35,310 SF (expandable)

100% air conditioned throughout

R-30 rigid insulation

Loading: 2 truck wells and 3 grade level doors

Power: 2,000 amps 277/480v 3phase (APS)

4' thick concrete PADS in Printing Room

9,100 SF fenced/secured yard

Parking 4.0/1,000

**Lot 2 is available at additional cost*



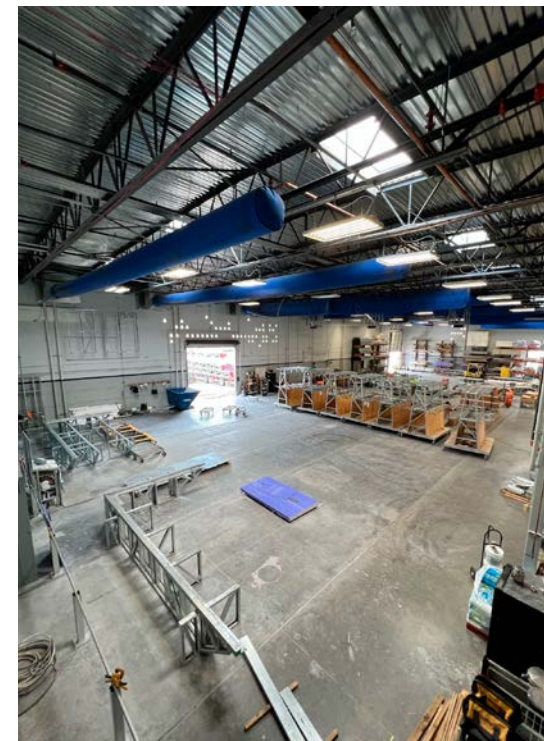
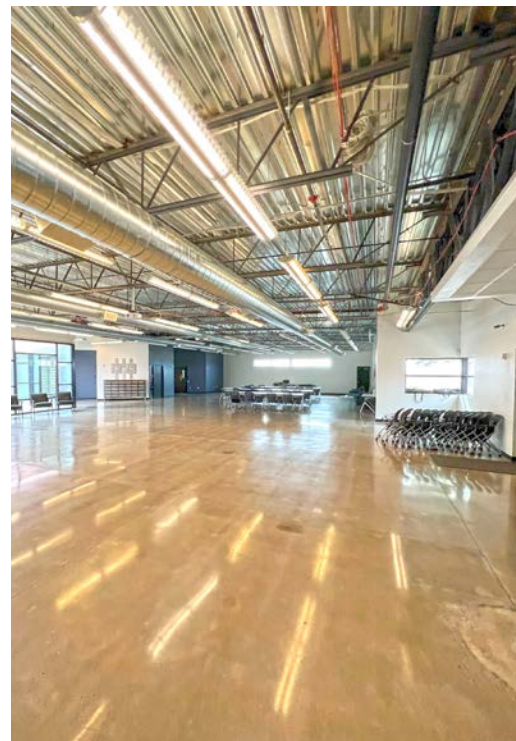
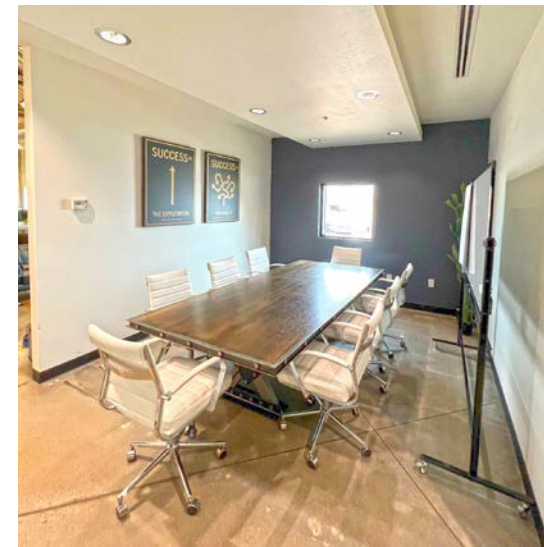
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Exterior Photos



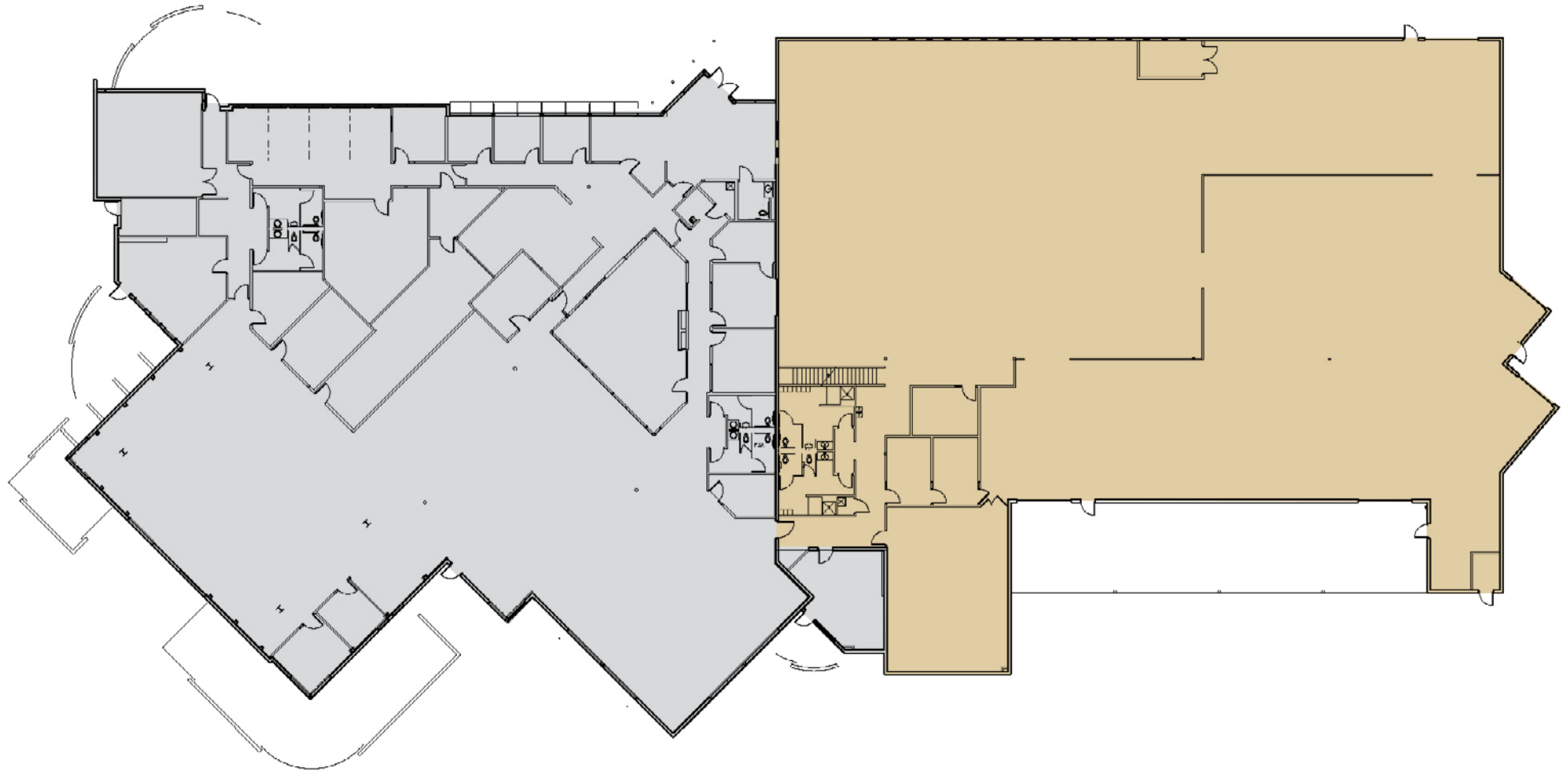
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Interior Photos



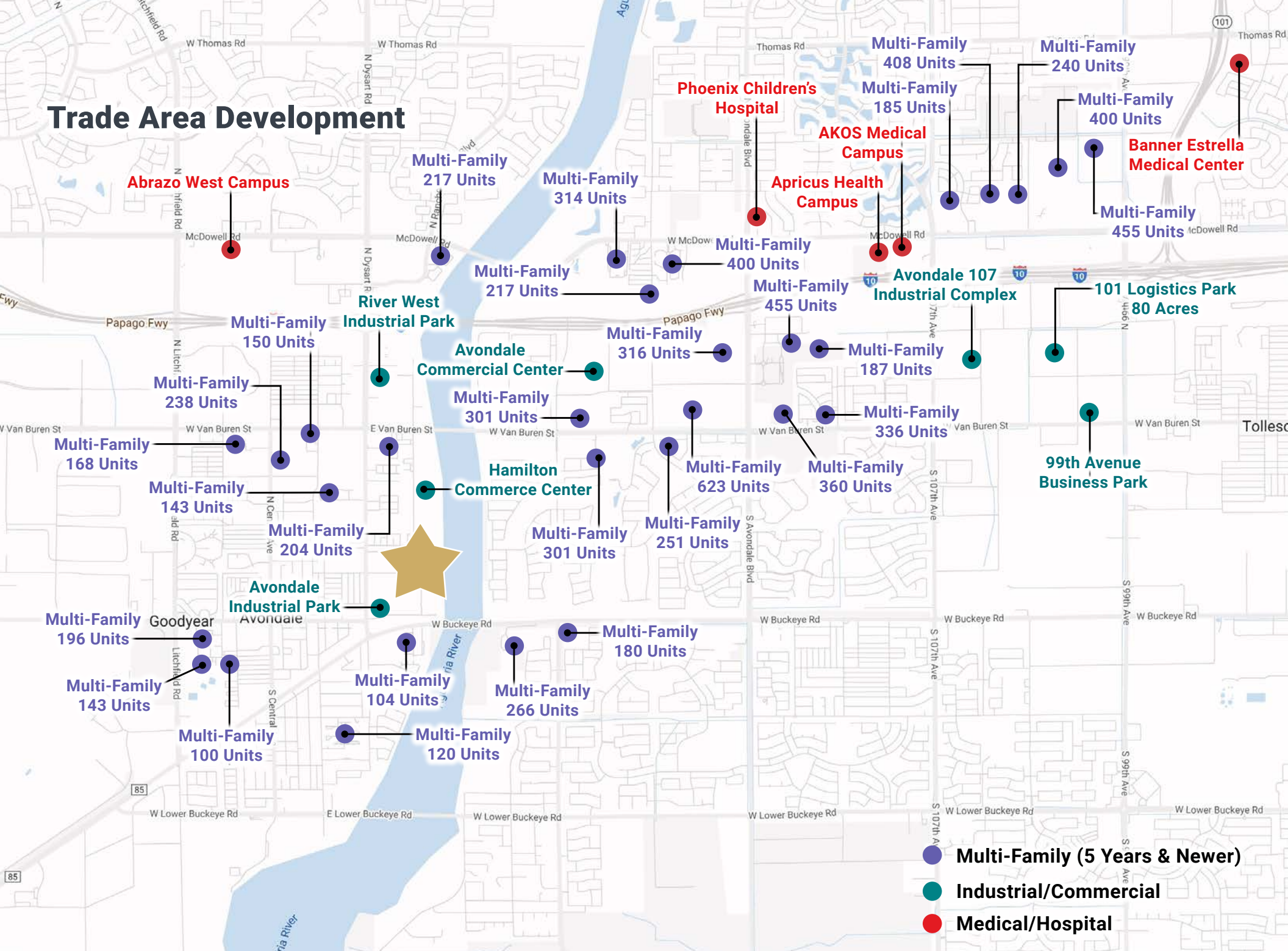
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Floor Plan



- Office Build-Out (±16,500 SF)
- Warehouse Build-Out (±35,310 SF)

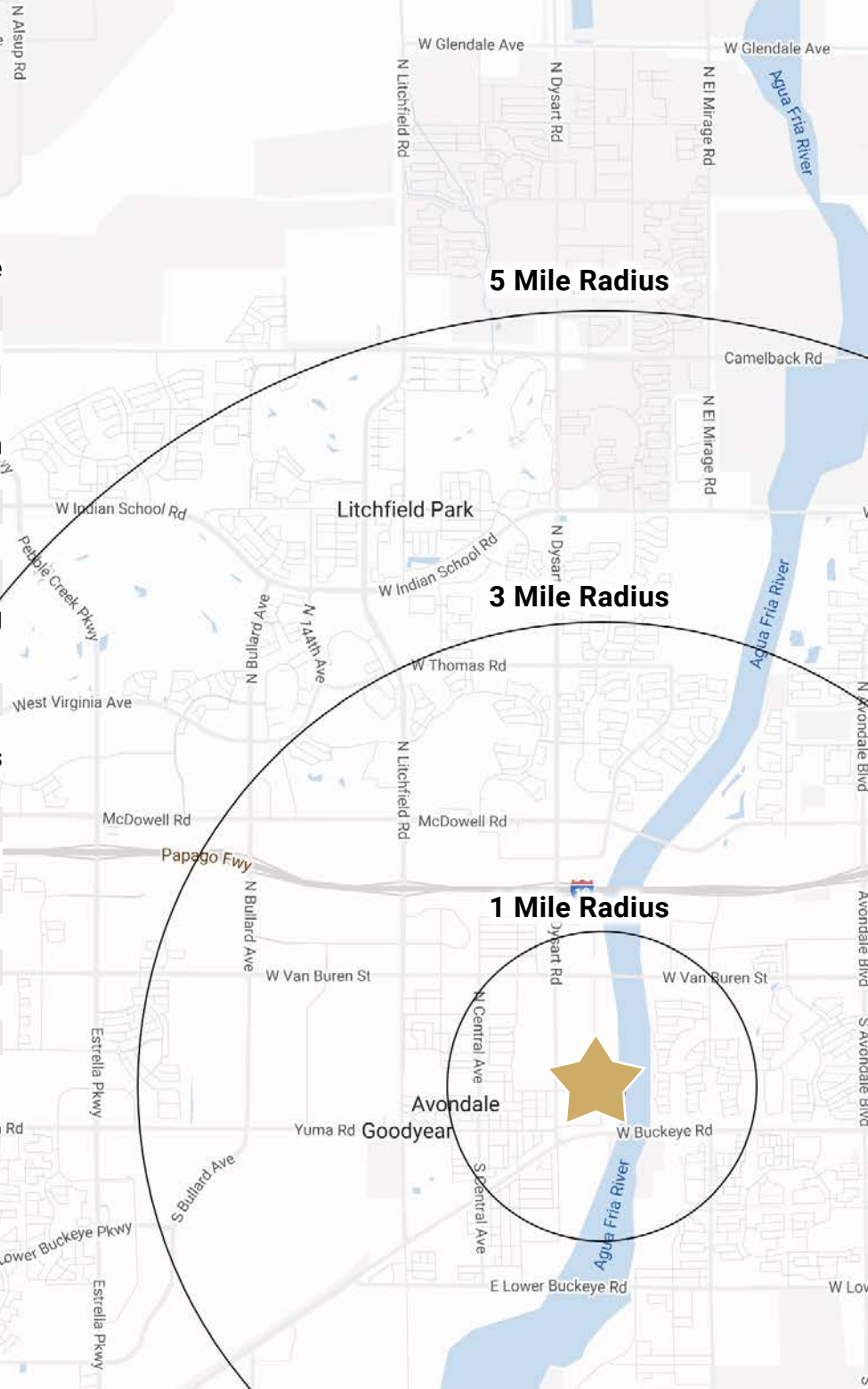
Trade Area Development



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Trade Area Demographics

	1 Mile	3 Mile	5 Mile
Population			
2022 Estimated Population	14,532	76,015	198,790
2027 Projected Population	15,038	80,662	216,411
Projected Annual Growth 2022 to 2027	0.7%	1.2%	1.8%
2022 Est. Median Age	29.3	30.6	32.1
Households/Housing			
2022 Estimated Households	4,315	23,266	62,987
2027 Projected Households	4,582	25,221	70,314
Projected Annual Growth 2022 to 2027	1.2%	1.7%	2.3%
Businesses/Employees			
2022 Est. Average Household Income	\$63,966	\$77,265	\$84,454
2022 Est. Total Employees	4,442	24,944	49,909
2022 Est. Total Businesses	445	2,313	5,594
Consumer Expenditures			
2022 Est. Total Household Expenditure	\$221.37 M	\$1.36 B	\$3.93 B
2022 Est. Apparel	\$7.82 M	\$48.48 M	\$140.02 M
2022 Est. Entertainment	\$12.26 M	\$76.84 M	\$223.44 M
2022 Est. Food, Beverages, Tobacco	\$34.69 M	\$211.61 M	\$606.59 M
2022 Est. Furnishings, Equipment	\$7.63 M	\$47.74 M	\$138.79 M
2022 Est. Health Care, Insurance	\$20.22 M	\$124.1 M	\$357.49 M
2022 Est. Household Operations, Shelter,	\$72.43 M	\$442.2 M	\$1.27 B



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Southwest Valley Industrial Report



Phoenix MSA Industrial Market Report: Southwest Valley Overview

	2nd Qtr, 2021	1st Qtr 2022	2nd Qtr, 2022
Net Rentable Area	128,387,803	138,294,018	143,227,699
Vacancy Rate	5.5%	3.3%	3.3%
Gross Activity	5,608,259	6,185,220	4,968,873
Net Absorption	4,807,580	6,040,561	4,893,819
New Supply	2,666,183	4,642,295	4,793,899
Under Construction	15,088,778	17,705,557	19,818,914
Asking Rate (\$/SF/NNN)	\$0.52	\$0.65	\$0.69

View full report, click [here](#)

Year to Date Report: Southwest Valley Overview

	2nd Qtr, 2021	1st Qtr 2022	2nd Qtr, 2022
Gross Activity	9,797,124	6,185,220	11,154,093
Net Absorption	8,556,514	6,040,561	10,934,380
New Supply	6,850,655	4,642,295	9,436,194

Desirable Industrial Trade Area

The Southwest Valley industrial market has contributed to 68.9% of net absorption year to date and contributes to 63.5% of current industrial product under construction. ➡

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One Day Drive Aerial

750 Mile Drive

750 Mile Drive

750 Mile Drive

**Same Day Access
to Southern California ports**

Avondale, AZ Industrial Report

Skilled Workers 61,200

Consumers 22M*

Industrial Space 2.2M*

*over the next 12 months

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