



EMPIRE  
101

AVAILABLE FOR LEASE | READY FOR OCCUPANCY

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

8850 W SWEETWATER RD, PEORIA, AZ



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

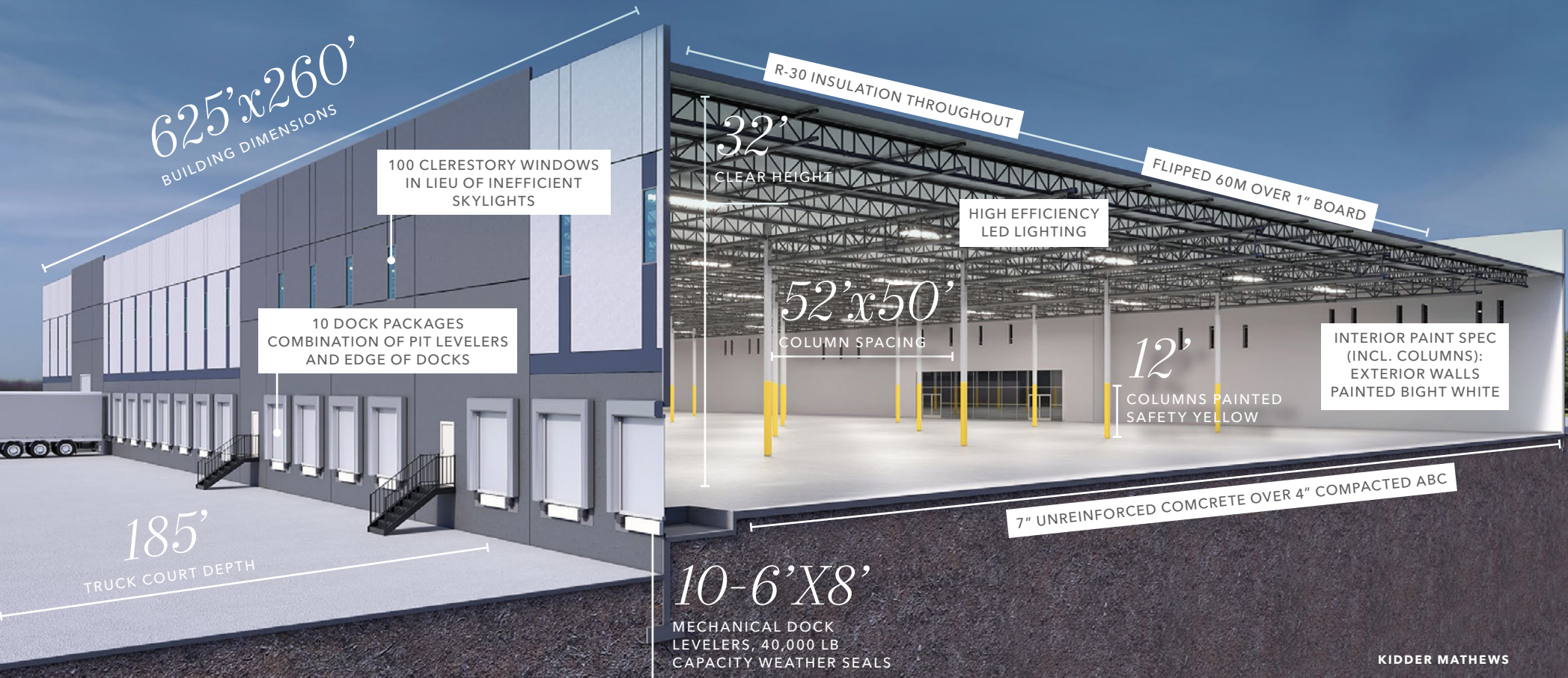
DOCK HIGH DOORS

10

DOCK PACKAGES

ESFR

SPRINKLER SYSTEM



KIDDER MATHEWS

FOR LEASE

# CLASS A, FULLY IMPROVED PROJECT WITH FULLY SECURED TRUCK COURT



## PROPERTY FEATURES

WAREHOUSE SF	±153,145 SF
OFFICE SF	±2,000 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



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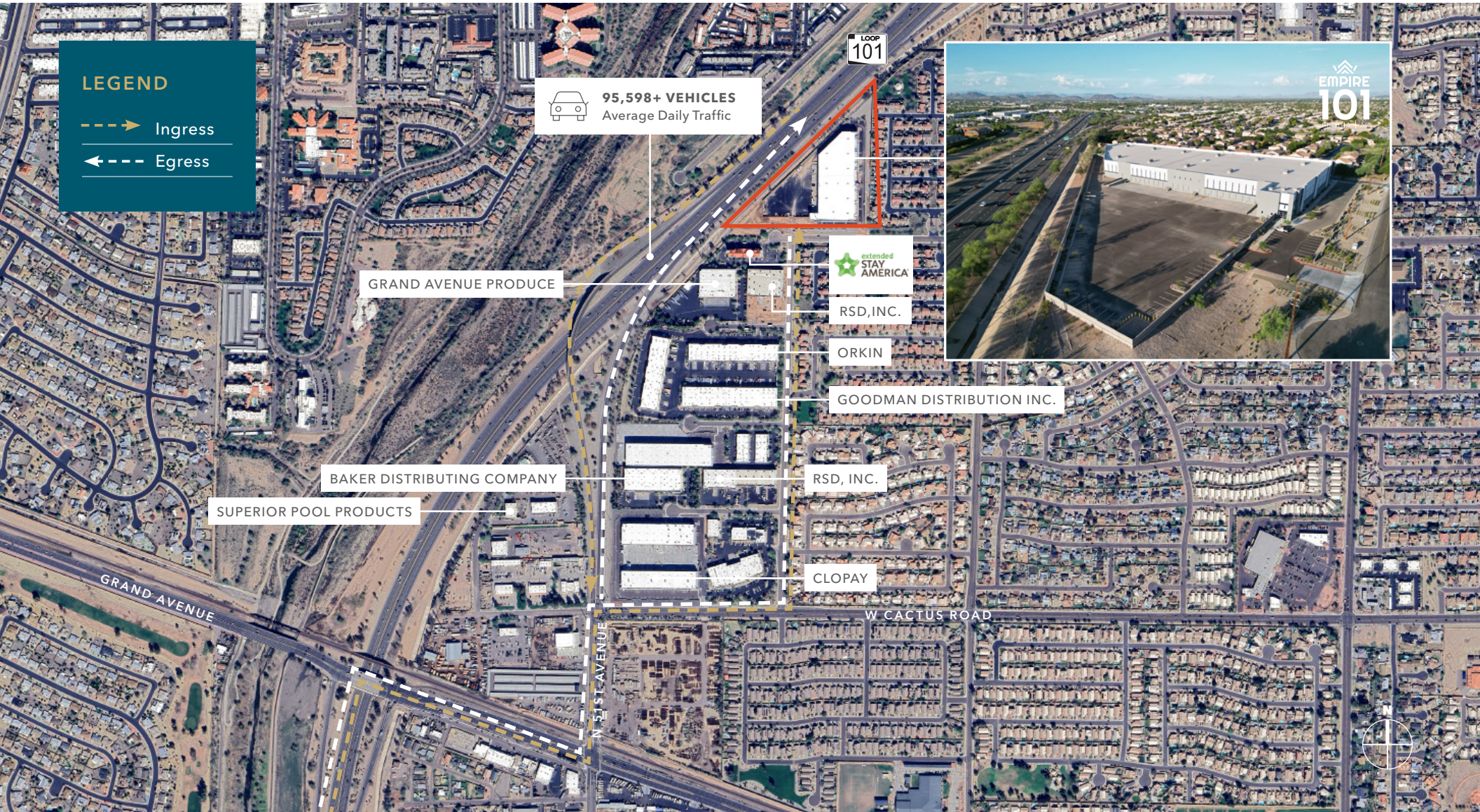
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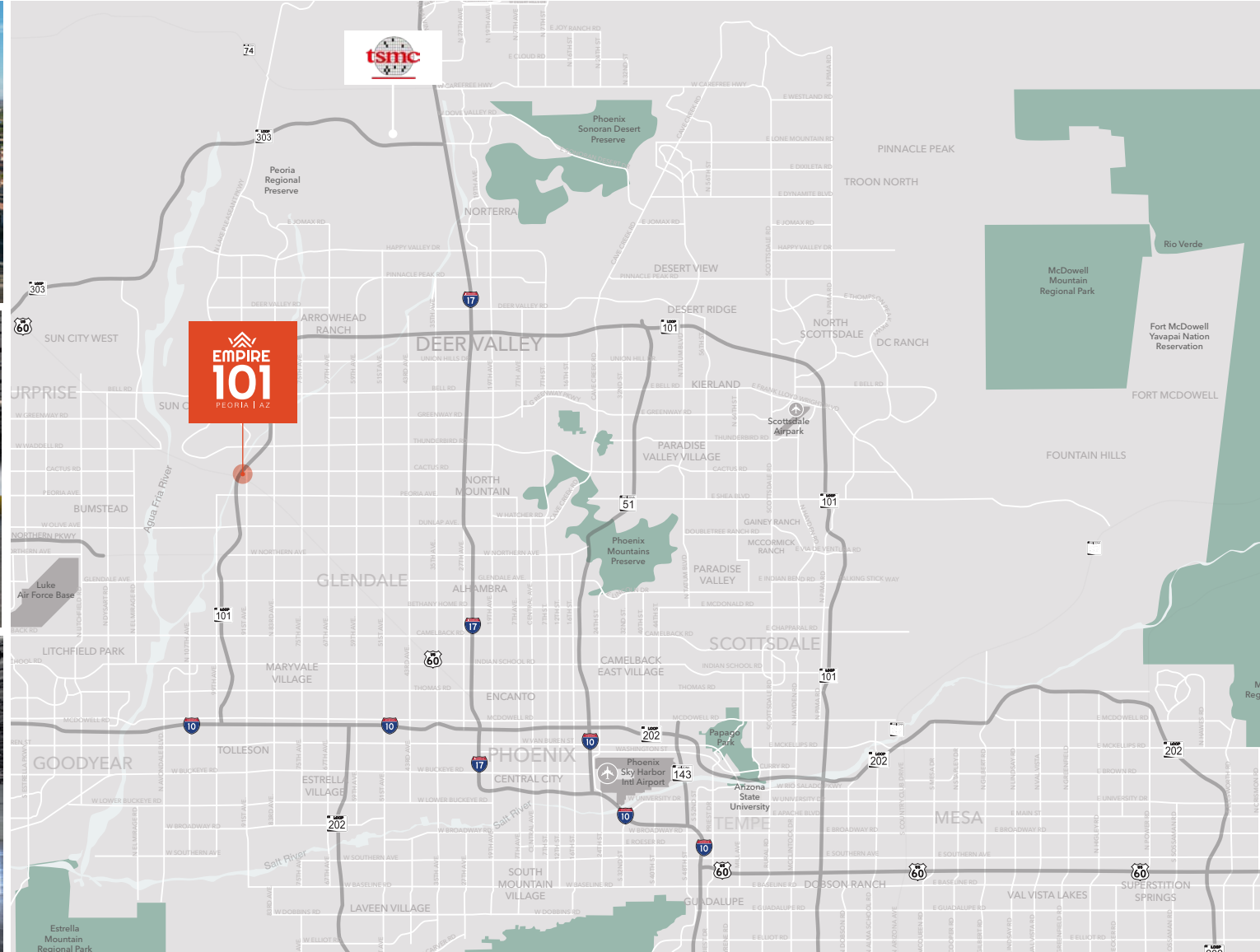
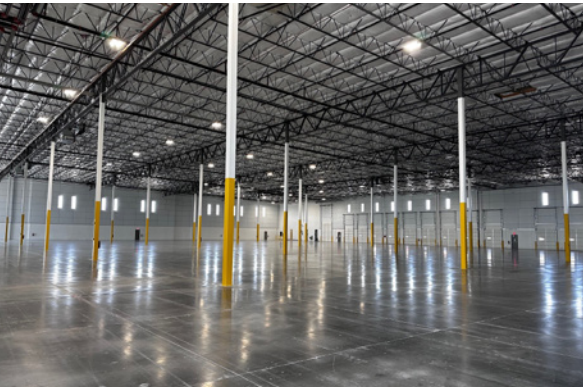
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