



8615 N 78th Ave
Peoria, AZ 85345



PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	6,000 SqFt
Office Space	1,500 SqFt
Clear Height	16'
Lot Size (acres)	0.55
Zoning Type	I-1
HVAC	100%
Gated Fence	GL 10'x12' Door
Power	400 Amps 120/208, 3p

INVESTMENT SUMMARY

Prime Location in the Peoria Industrial Park Corridor

Positioned strategically in the heart of the highly sought-after Peoria Industrial Park Corridor, 8615 N 78th Ave offers an exceptional opportunity for owner/users or investors looking to capitalize on a value-add industrial property. This 6,000 sq. ft. warehouse is a secure, fully air-conditioned facility, making it a standout option in the market.

Key Features:

Fully Air-Conditioned Warehouse: Ensures consistent climate control for a variety of storage and operational needs, enhancing tenant and operational value.

Strategic Accessibility: The property boasts quick and seamless access to major transportation routes, including Grand Avenue, Loop 101, and Olive Rd, ideal for logistics and distribution operations.

Value-Add Potential: With expandable yard space and opportunity to increase usable outdoor storage or potential cover storage, a new user is able to maximize the property's potential.

Central Accessibility: Just a 25-minute drive to the major TSMC campus.

Strategic Connectivity: Ideal for industrial and logistical operations with seamless access to major transportation routes.



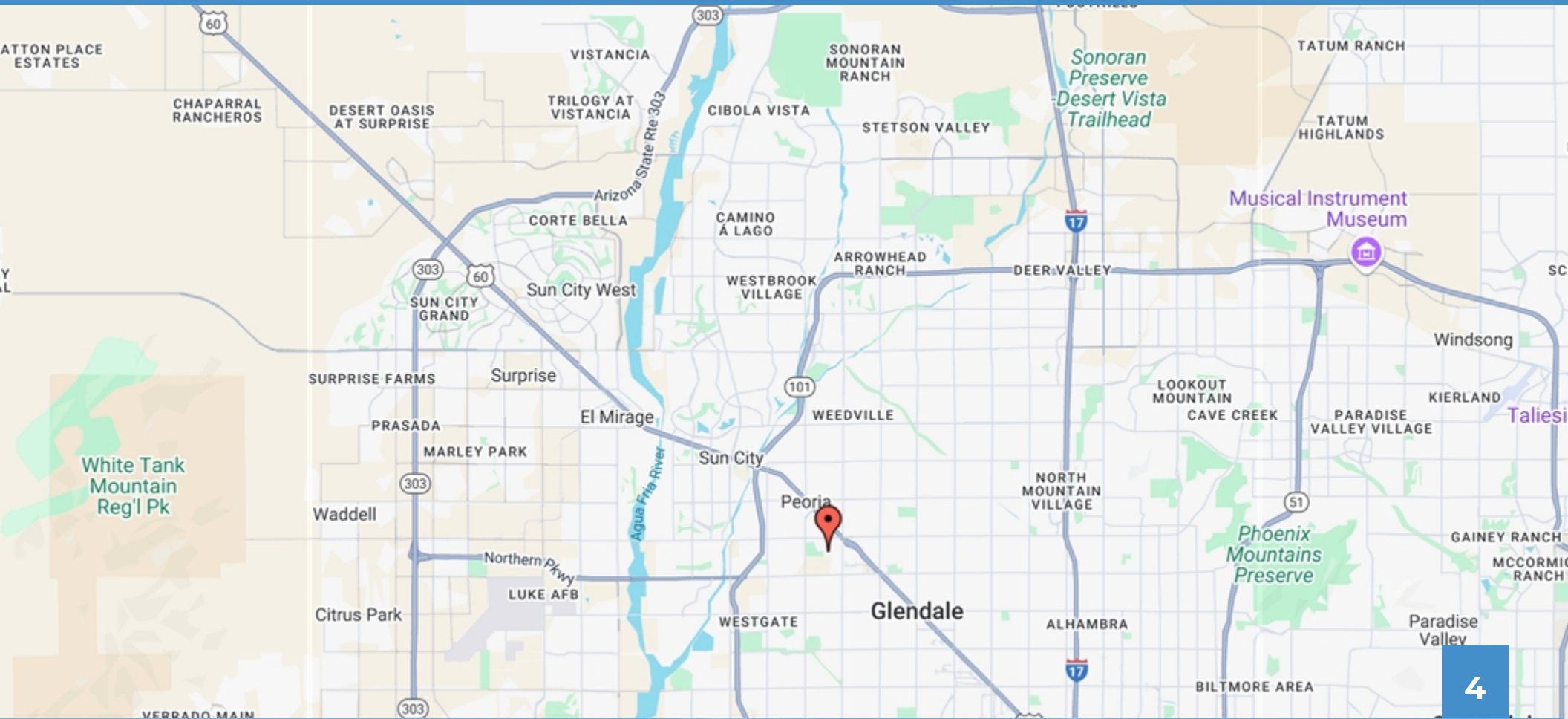
INVESTMENT HIGHLIGHTS

■ Key Features:

- 100% HVAC-Controlled Building:** Provides year-round climate control for storage, operations, or specialty uses, enhancing tenant or owner flexibility.
- 10'x12' Ground-Level (GL) Door:** Ensures seamless loading/unloading capabilities.
- Recently Paved Parking:** Clean, well-maintained parking area designed to accommodate employees, customers, and fleet vehicles.
- Newly Sealed and Rolled Roof:** Reduces maintenance costs and offers peace of mind for new ownership.
- Expandable Yard Space:** Opportunity to increase usable outdoor storage or operational area, maximizing the property's potential.
- Fence Lot:** Secured gate for storage and vehicle parking

Strategic Location:

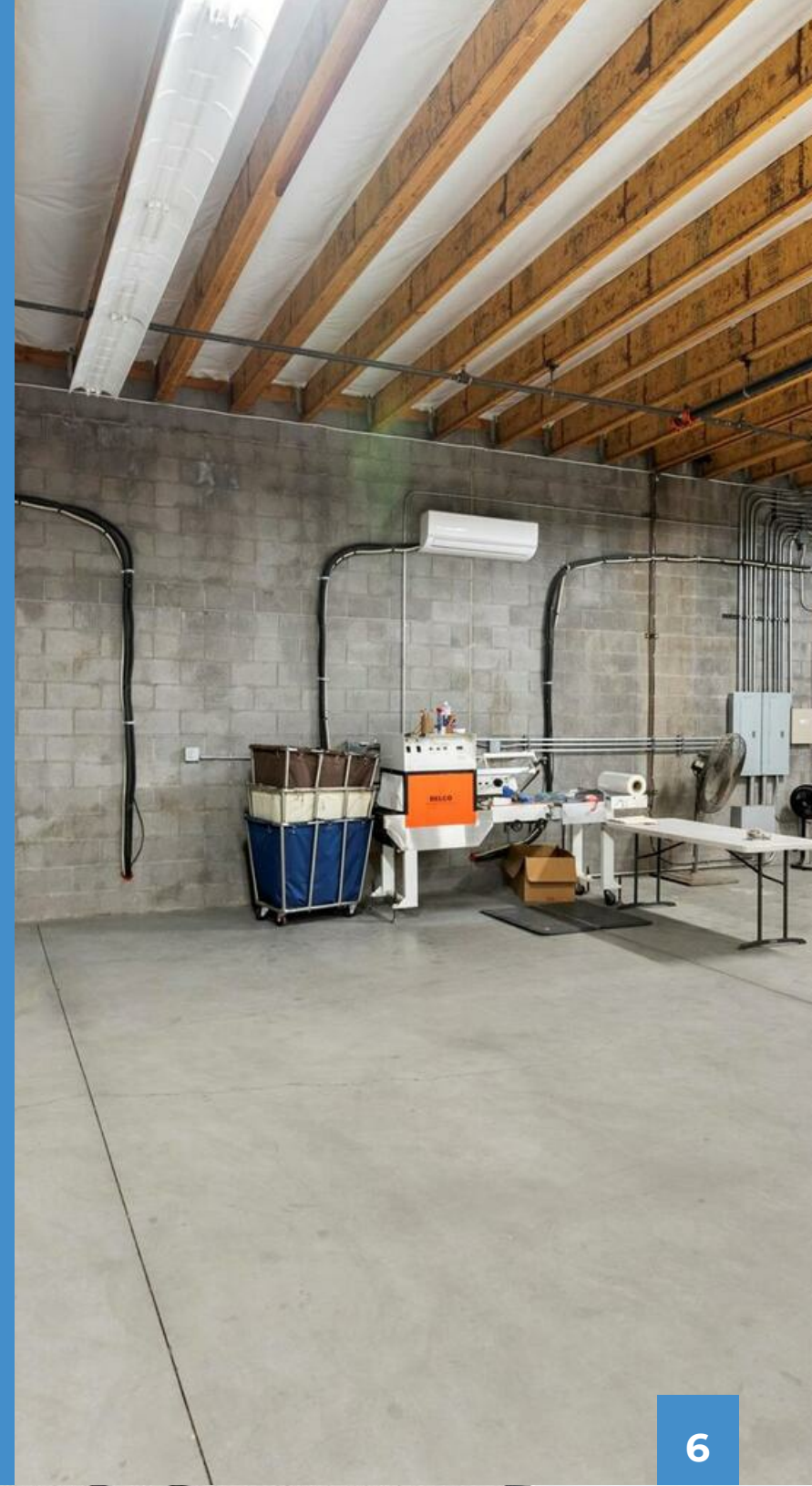
Situated within the Peoria Industrial Park, the property benefits from immediate access to key transportation routes, including Grand Avenue, Loop 101, and Olive Rd. This provides convenient access to TSMC, multiple airparks, and the thriving industrial corridors of the West Valley. This ideal location enhances logistical efficiency and positions the property as a valuable asset in a high-demand industrial hub.





LOCATION HIGHLIGHTS

- Building Size: 6,000 sq. ft. industrial building on 0.55 acres.
Prime Location: Located in the Peoria Industrial Park.
Proximity to Key Roads:
0.4 miles to Olive Avenue.
0.7 miles to Grand Avenue.
2.1 miles to Loop 101.
6.7 miles to State Route 51.
Central Accessibility: Just a 25-minute drive to the major TSMC campus.
Strategic Connectivity: Ideal for industrial and logistical operations with seamless access to major transportation routes.





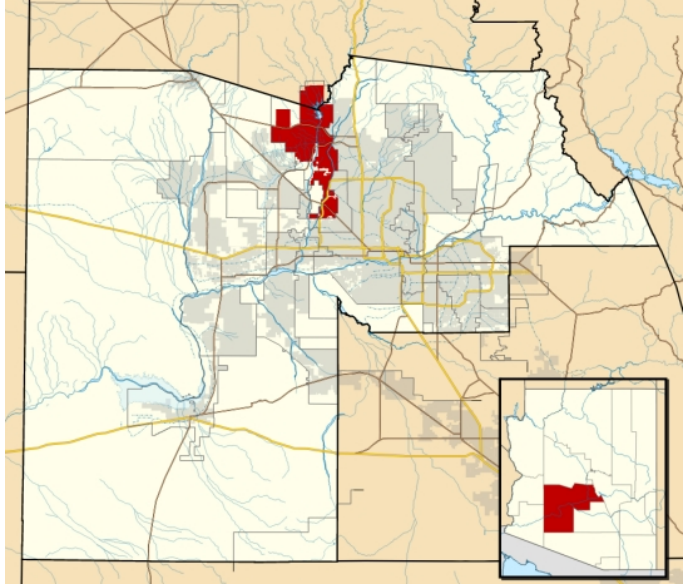
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ABOUT PEORIA

Peoria (pee-OR-ee-ə) is a city in Maricopa and Yavapai counties in the U.S. state of Arizona. Most of the city is located in Maricopa County, while a portion of it in the north is in Yavapai County. It is a major suburb of Phoenix.



CITY OF PEORIA

COUNTY	MARICOPA
INCORPORATED	6/6/1954

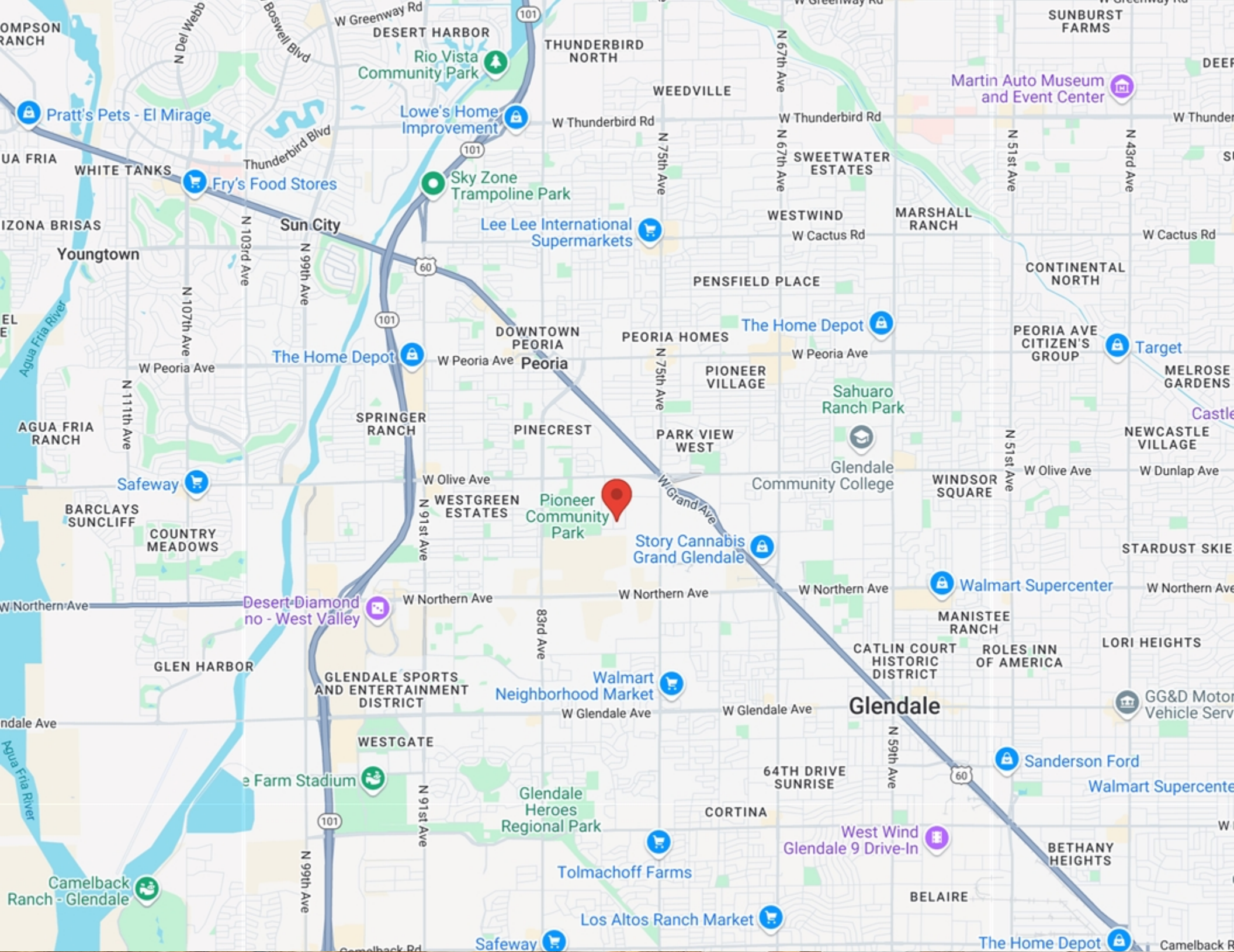
AREA

CITY	179.2 SQ MI
LAND	176.1 SQ MI
WATER	3.2 SQ MI
ELEVATION	1142 FT

POPULATION

POPULATION	190,985
RANK	146
DENSITY	1,084.64 SQ MI

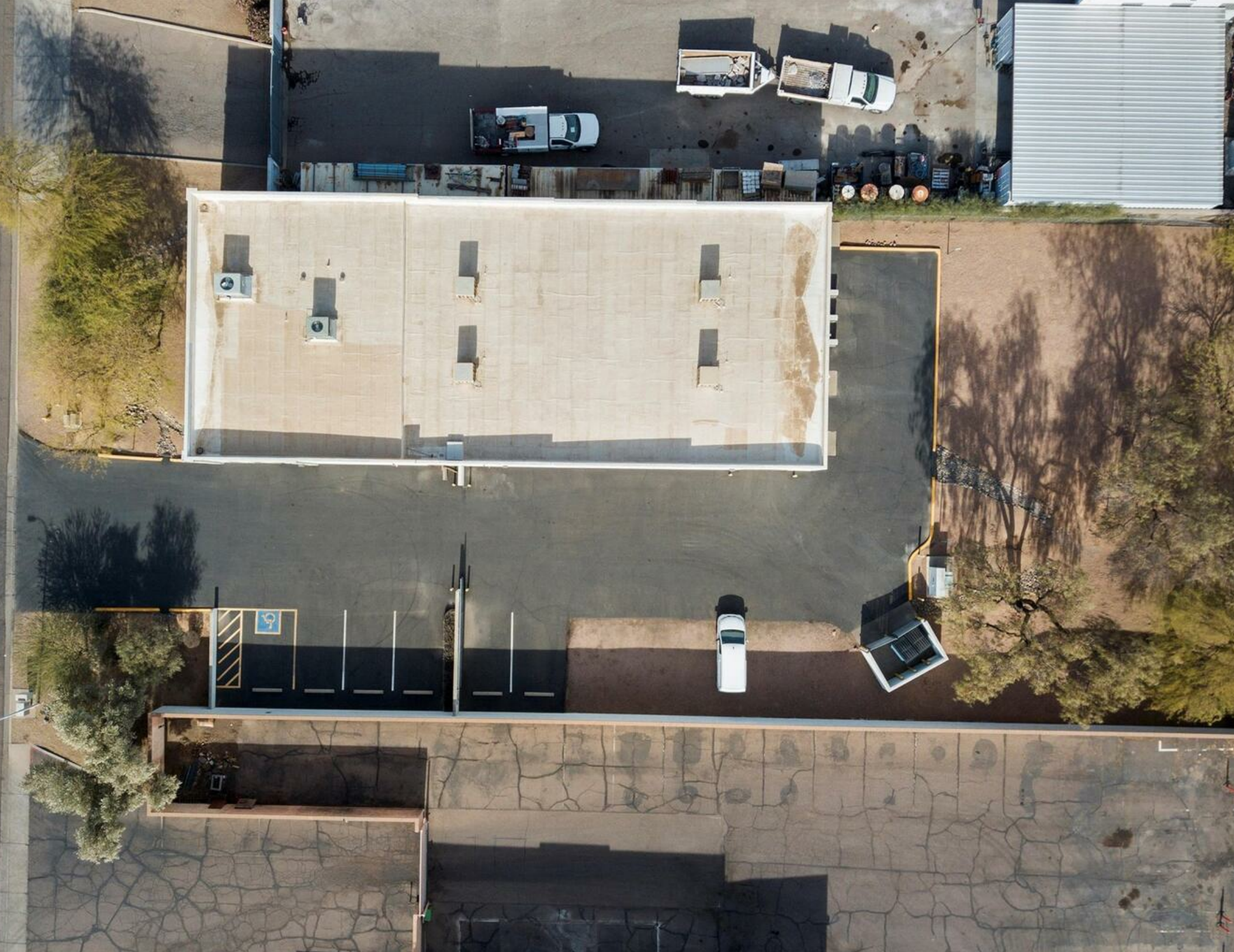




Map showing various locations in Peoria, Arizona, including:

- Neighborhoods: Sun City, Peoria, Glendale, Westgate, Cortina, Belaire, Bethany Heights, etc.
- Parks: Rio Vista Community Park, Sky Zone Trampoline Park, Lee Lee International Supermarkets, Pioneer Community Park, Sahuaro Ranch Park, Glendale Heroes Regional Park, etc.
- Businesses: The Home Depot, Target, Walmart Supercenter, Safeway, Fry's Food Stores, etc.
- Landmarks: Martin Auto Museum and Event Center, Desert Diamond no - West Valley, etc.
- Streets: W Thunderbird Rd, W Peoria Ave, W Northern Ave, W Glendale Ave, etc.





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