

Palm Valley

COMMERCE CENTER



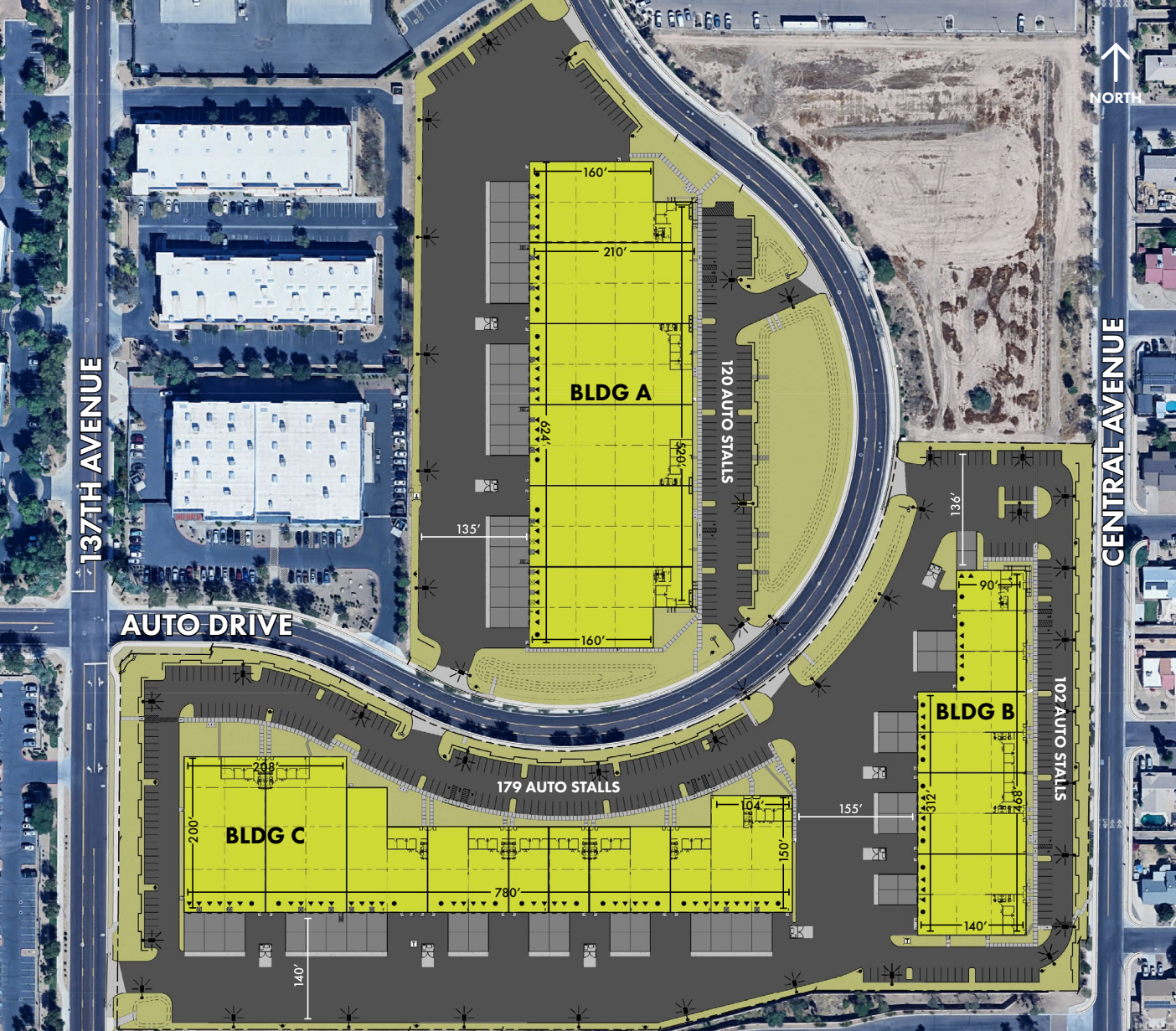
Under Construction

Building A delivers Q2 2025

Buildings B & C deliver Q4 2025

3 building industrial development

13550 West Auto Drive, Goodyear, AZ 85338



Building A

- » ±125,840 SF rear load building
- » Divisible to ±22,000 SF
- » 210' building depth
- » 32' clear height
- » 50' x 52' column spacing with 60' speed bays
- » 7" floor slab; 3500 PSI
- » (31) 9' x 10' dock high doors
- » (6) 12' x 14' grade level doors
- » R-38 roof insulation
- » 3,000A 277/480V capacity per unit
- » ESFR fire sprinkler system **with K-17 heads**
- » 135' truck court
- » 120 auto parking spaces

Make-Ready Improvements

- » (4) spec offices ranging from 1,800 – 2,400 SF
- » LED lighting
- » Warehouse HVAC
- » (12) pit levelers
- » (19) edge of dock levelers

Building B

- » ±57,720 SF front load building
- » Divisible to ±4,680 SF
- » 90' building depth (North); 140' building depth (South)
- » 22' clear height
- » 45' x 52' column spacing and 50' x 52' column spacing
- » 7" floor slab; 3500 PSI
- » (17) 9' x 10' dock high doors
- » (9) 12' x 14' grade level doors
- » R-38 roof insulation
- » 1,600A 277/480V for building (200A min capacity per unit)
- » ESFR fire sprinkler system
- » ±64' - 155' truck courts
- » 102 auto parking spaces

Make-Ready Improvements

- » (4) spec offices ranging from 1,600 – 1,900 SF
- » LED lighting
- » Warehouse HVAC
- » (17) edge of dock levelers

Building C

- » ±111,280 SF rear load building
- » Divisible to ±5,720 SF
- » 30' clear height
- » 50' x 52' column spacing
- » 7" floor slab; 3500 PSI
- » (35) 9' x 10' dock high doors
- » (11) 12' x 14' grade level doors
- » R-38 roof insulation
- » 2,500A 277/480V for building (200A min capacity per unit)
- » ESFR fire sprinkler system
- » ±140' truck court
- » 179 auto parking spaces

Make-Ready Improvements

- » (9) spec offices ranging from 1,400 – 2,000 SF
- » LED lighting
- » Warehouse HVAC
- » (8) pit levelers
- » (35) edge of dock levelers



Kelly Royle

Vice President

+1 602 282 6258

kelly.royle@jll.com

Marc Hertzberg, SIOR

Executive Managing Director

+1 602 282 6269

marc.hertzberg@jll.com

Riley Gilbert, SIOR

Sr. Managing Director

+1 602 282 6271

riley.gilbert@jll.com

Nicole Marshall

Associate

+1 480 936 6940

nicole.marshall@jll.com

NEARBY RETAIL AMENITIES



2 MINUTES / .5 MILES
to Interstate 10 full diamond
interchange via Litchfield Rd

23 MINUTES / 21 MILES
to Phoenix Sky Harbor
International Airport

4.5 HOURS / 317 MILES
to Inland Empire, California

5.5 HOURS / 370 MILES
to Ports of Long Beach /
Los Angeles

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.