



AVONDALE LOGISTICS CENTER

725 N ELISEO C. FELIX JR WAY
AVONDALE, AZ 85323

±86,372 SF
FOR LEASE (DIVISIBLE)



- READY FOR **OCCUPANCY** | **NEW** CONSTRUCTION
- 3000A, 480/277V 3 PHASE (APS) POWER
- LOCATED IN **FOREIGN TRADE ZONE (FTZ)**

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OPTIMIZED DESIGN FOR MAXIMUM EFFICIENCY

±30'
CLEAR HEIGHT

METAL
ROOF DECK

3000A, 480/277V
3 PHASE (APS) POWER

90
PARKING SPACES

14
DOCK DOORS
(9' W x 10' H)

3
GRADE-LEVEL DOORS
(12' W x 14' H)

ESFR
SPRINKLER SYSTEM
W/ K-25 HEADS

6" THICK
4,000 PSI CONCRETE
SLAB ON GRADE

FULLY SECURE
TRUCK COURT

A-1 ZONING
CITY OF AVONDALE

60-MIL TPO
ROOF MEMBRANE WITH
20 YEAR WARRANTY AND
INTERNAL ROOF DRAINS

■ GRADE DOOR
▲ DOCK DOORS



MAKE READY WORK:

1,560 SF
SPEC OFFICE

100%
AIR CONDITIONED

LED
SITE & BUILDING
LIGHTING

DOCK
PACKAGES

COMMUNITY OF COMMERCE



QUALITY JOBS
INCOME TAX CREDITS

JOB TRAINING
REIMBURSEMENT GRANTS

R&D
TAX CREDIT

QUALIFIED FACILITY
TAX INCENTIVES

RENEWABLE ENERGY
TAX PROGRAM

100% ELECTABLE IN
CORPORATE INCOME TAX RATE

IMPROVED ACCELERATED
DEPRECIATION SCHEDULE

A HUB FOR TALENT & OPPORTUNITY



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$20.73**

DRIVE TIME	2024 RESIDENT WORKERS	2019 - 2023 IN RES. WORKERS	2024 NET COMMUTERS
15 Min	7,295	26%	787
30 Min	39,680	21%	9,537
45 Min	71,812	12%	16,485



FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$22.71**

DRIVE TIME	2024 RESIDENT WORKERS	2019 - 2023 IN RES. WORKERS	2024 NET COMMUTERS
15 Min	1,038	36%	241
30 Min	5,318	35%	2,195
45 Min	8,347	24%	2,021



MANUFACTURING + FABRICATING

AVERAGE EARNINGS (HOURLY) **\$21.34**

DRIVE TIME	2024 RESIDENT WORKERS	2019 - 2023 IN RES. WORKERS	2024 NET COMMUTERS
15 Min	1,153	10%	150
30 Min	6,278	7%	218
45 Min	12,628	2%	2,410

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