

# Paloma Vista Logistics Center

NNWC Interstate 10 & Perryville Rd  
**BUCKEYE, ARIZONA**

## AVAILABLE FOR LEASE | PHASE 2 AVAILABLE FOR BTS

### PHASE 1

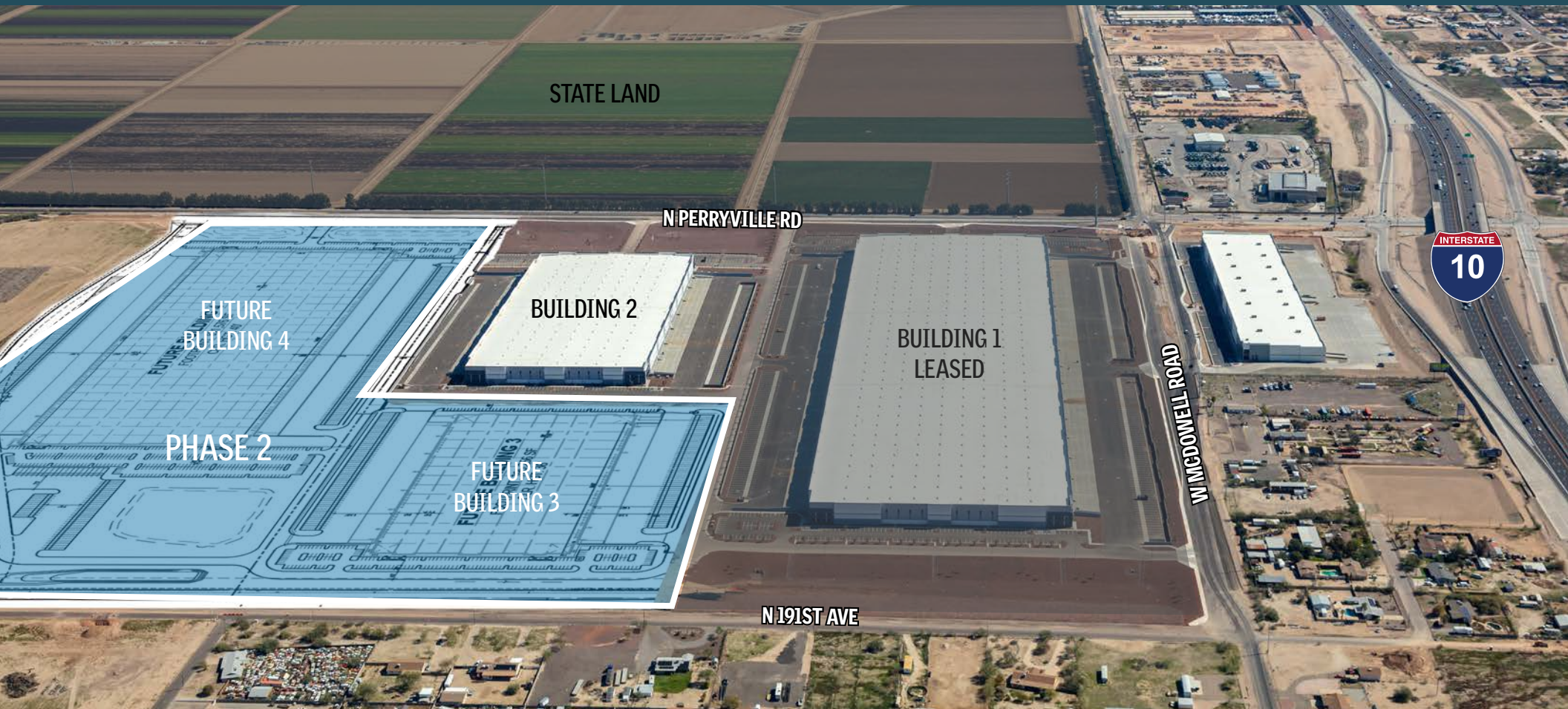
BUILDING 1 (LEASED)

BUILDING 2 (±423,345 SF)

### PHASE 2

BUILDING 3 (±395,256 SF)

BUILDING 4 (±831,576 SF)



ANDY MARKHAM, SIOR | EXECUTIVE VICE CHAIR | 602 224 4408 | [ANDY.MARKHAM@CUSHWAKE.COM](mailto:ANDY.MARKHAM@CUSHWAKE.COM)  
MIKE HAENEL | EXECUTIVE VICE CHAIR | 602 224 4404 | [MIKE.HAENEL@CUSHWAKE.COM](mailto:MIKE.HAENEL@CUSHWAKE.COM)  
PHIL HAENEL | VICE CHAIR | 602 224 4409 | [PHIL.HAENEL@CUSHWAKE.COM](mailto:PHIL.HAENEL@CUSHWAKE.COM)





RESIDENTIAL

## PHASE 2

**BUILDING 4 - PHASE II**  
831,576 SF  
40' Clearance Height  
Available for BTS

**BUILDING 3 - PHASE II**  
395,028 SF  
36' Clearance Height  
Available for BTS

**BUILDING 2 - PHASE I**  
423,345 SF  
36' Clearance Height

## PHASE 1

**BUILDING 1 - PHASE I**  
LEASED

PERRYVILLE ROAD

MCDOWELL ROAD

RESIDENTIAL

INDUSTRIAL ZONED



Ports of Los Angeles and  
Long Beach (358 miles)



Sky Harbor Airport  
(39 miles)



## PHASE 1 | COMPLETED

### **BUILDING 2: ±423,345 SF** 2070 N PERRYVILLE ROAD

- » Office SF: ±2,500 SF
- » Warehouse HVAC
- » LED lighting in warehouse
- » Dimensions: 896' x 470'
- » Speed bays: 60'
- » Column spacing: 50' x 56'
- » Clear height: 36'
- » Building slab: 7"
- » Dock height doors: 90
- » Drive in doors: 4
- » Dock Packages: 46
- » Truck courts: 190'
- » Trailer parking spaces: 128
- » Auto parking spaces: 365
- » Roof warranty: 20 years
- » Insulation: R-30
- » Zoning: Industrial
- » Power: (2) 3,000 Amps 480, 277 Volt SES
- » Skylights: 112
- » Perimeter wall insulation
- » Interior columns are painted

## PHASE 2 AVAILABLE FOR BUILD TO SUIT

### **BUILDING 3** 395,256 SF

- » Clear Height 36'
- » 84 Overhead Doors
- » 4 Drive In
- » 23.57 AC parcel

### **BUILDING 4** 831,576 SF

- » Clear Height 40'
- » 162 Overhead Doors
- » 4 Drive In
- » 52.86 AC parcel



## STRATEGIC SOUTHWEST LOCATION | PHOENIX, ARIZONA



An ability to serve 30 million consumers within a one-day truck haul



The third largest labor pool in the west



Shipping costs to California are 15-75% lower than other mountain west markets



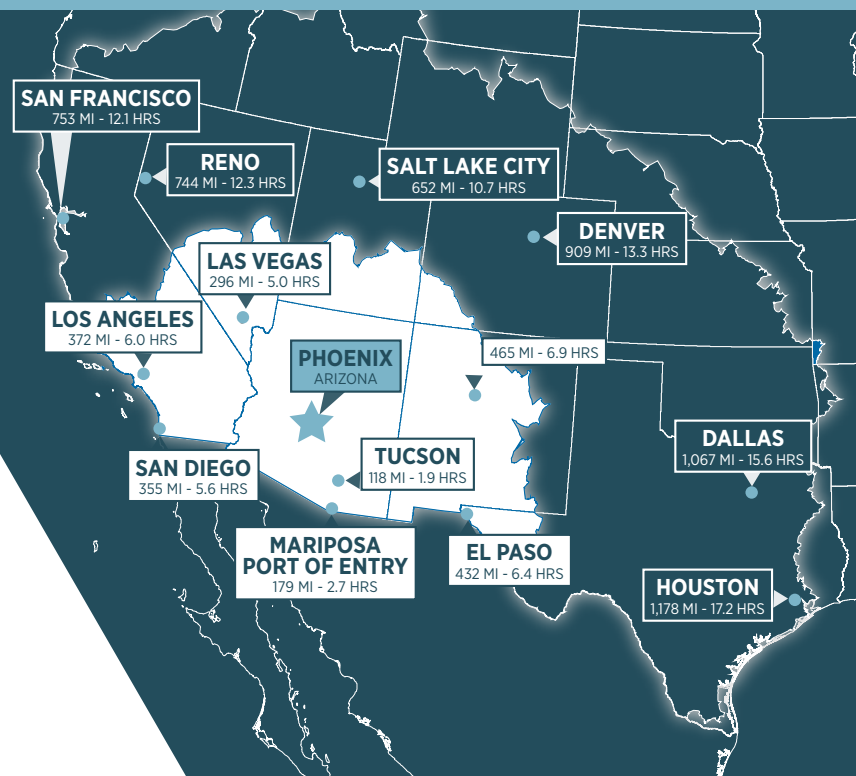
One of the lowest labor costs in the western U.S.



A low-cost operating environment and right to work state



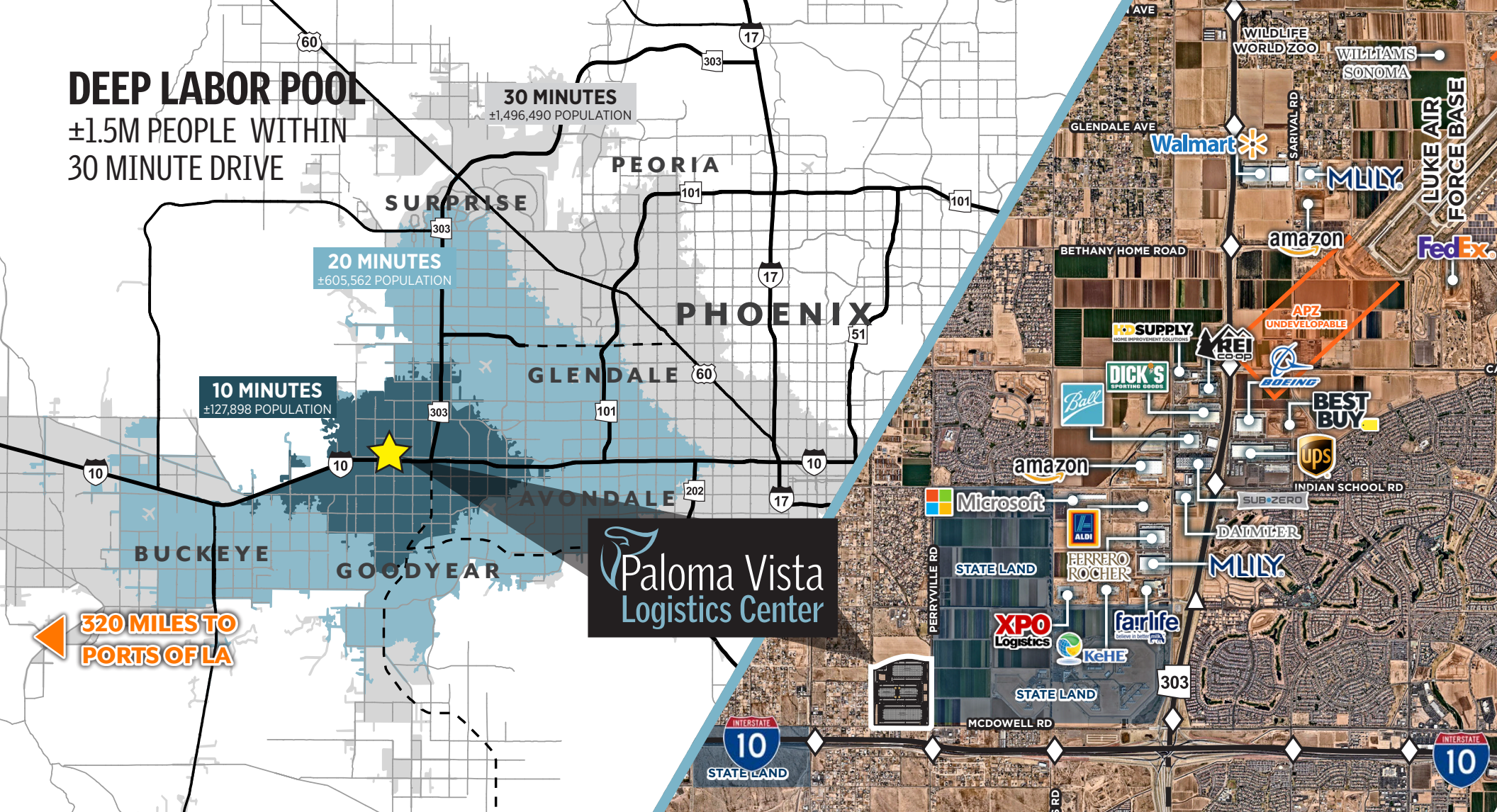
An exceedingly accessible geographic region





# DEEP LABOR POOL

±1.5M PEOPLE WITHIN  
30 MINUTE DRIVE



ANDY MARKHAM, SIO | EXECUTIVE VICE CHAIR | 602 224 4408 | ANDY.MARKHAM@CUSHWAKE.COM  
MIKE HAENEL | EXECUTIVE VICE CHAIR | 602 224 4404 | MIKE.HAENEL@CUSHWAKE.COM  
PHIL HAENEL | VICE CHAIR | 602 224 4409 | PHIL.HAENEL@CUSHWAKE.COM



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-04.23.2025