

FOR LEASE OR SALE

AVONDALE 107TH



107th Avenue

A

D

B

C

±405,656 SF IN FOUR INDUSTRIAL BUILDINGS | 100% DISTRIBUTION ALLOWED

Building A: 31,533 SF | **Building B:** 31,533 SF | **Building C:** 50,735 SF | **Building D:** 121,295 SF

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Legend:

- ▼ Dock High Loading
- Grade Level Loading
- Building Entrance

Building Details:

Building	Area (S.F.)	Clear Height (ft)	Dimensions (ft)	Status
Building A	31,533	28'-0"	210' x 150'	LEASED
Building B	31,533	28'-0"	210' x 150'	LEASED
Building C	50,735	32'-0"	210' x 150'	Available
Building D	121,295	32'-0"	210' x 350'	Available

Site Features:

- Drives:** 20' DRIVE, 26' DRIVE, 40' DRIVE, 90' DRIVE.
- Loading Areas:** DOCK-HIGH LOADING, OPTIONAL GATES.
- Landscaping:** LANDSCAPE/RETENTION AREA.
- Other:** RAIN DRAINAGE, 52' TYP.

AVONDALE, ARIZONA



POPULATION
(2020)

87,931



ROOFTOPS

29,763



MEDIAN
AGE

30



AVERAGE
HOUSEHOLD
INCOME

\$76,544

“Avondale is **the** location for investors and prospective business owners who are ready to take advantage of exciting opportunities arising from the areas growth and revitalization.”

Source: www.avondaleaz.gov/business



PROPERTY FEATURES

BUILDING A/B

- ▶ 107th Avenue Frontage
- ▶ 81,533 SF each
- ▶ Office to Suit
- ▶ 28' Clear Height
- ▶ Dock High/Grade Level Loading
- ▶ 60' Speed Bays
- ▶ 190' Truck Maneuverability

BUILDING C/D

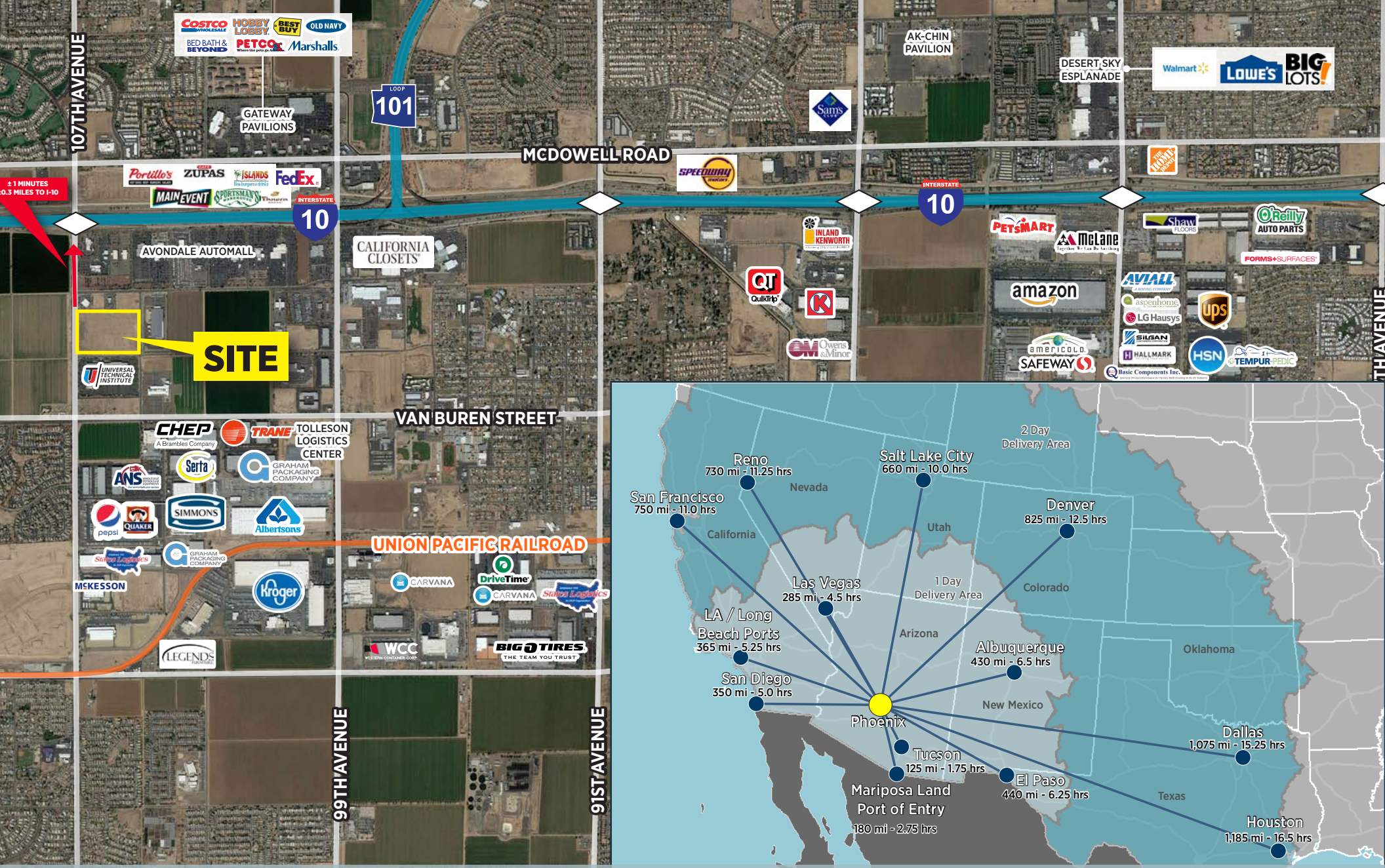
- ▶ 121,295 SF each (Divisible)
- ▶ Office to Suit
- ▶ 32' Clear Height
- ▶ Dock High/Grade Level Loading
- ▶ 60' Speed Bays
- ▶ 190' Truck Maneuverability
- ▶ Optional Fenced/Gated Security

ADDITIONAL FEATURES

- ▶ Insulation: R38 (HVAC ready)
- ▶ Speed bay spacing throughout
- ▶ Truck Court: All concrete, secured and gated
- ▶ All Lighting: LED
- ▶ Power: 3,600 Amps 277/480
- ▶ 5 Points of Ingress and Egress
- ▶ Parking 1.5/1000
- ▶ ESFR Sprinklers

SITE INFORMATION AND UTILITIES

- ▶ Parcel Number: 102-55-010
- ▶ Current Zoning: PAD
- ▶ Natural Gas: Southwest Gas
- ▶ Electricity: Salt River Project
- ▶ Water & Sewer: City of Avondale
- ▶ Communications: CenturyLink
- ▶ Access: 1 Minute to I-10 Fwy



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