

FOR LEASE OR SALE

AVONDALE  
107<sup>TH</sup>



±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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**Eisenberg Company**  
Full service commercial real estate

## SITE PLAN



# 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](http://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

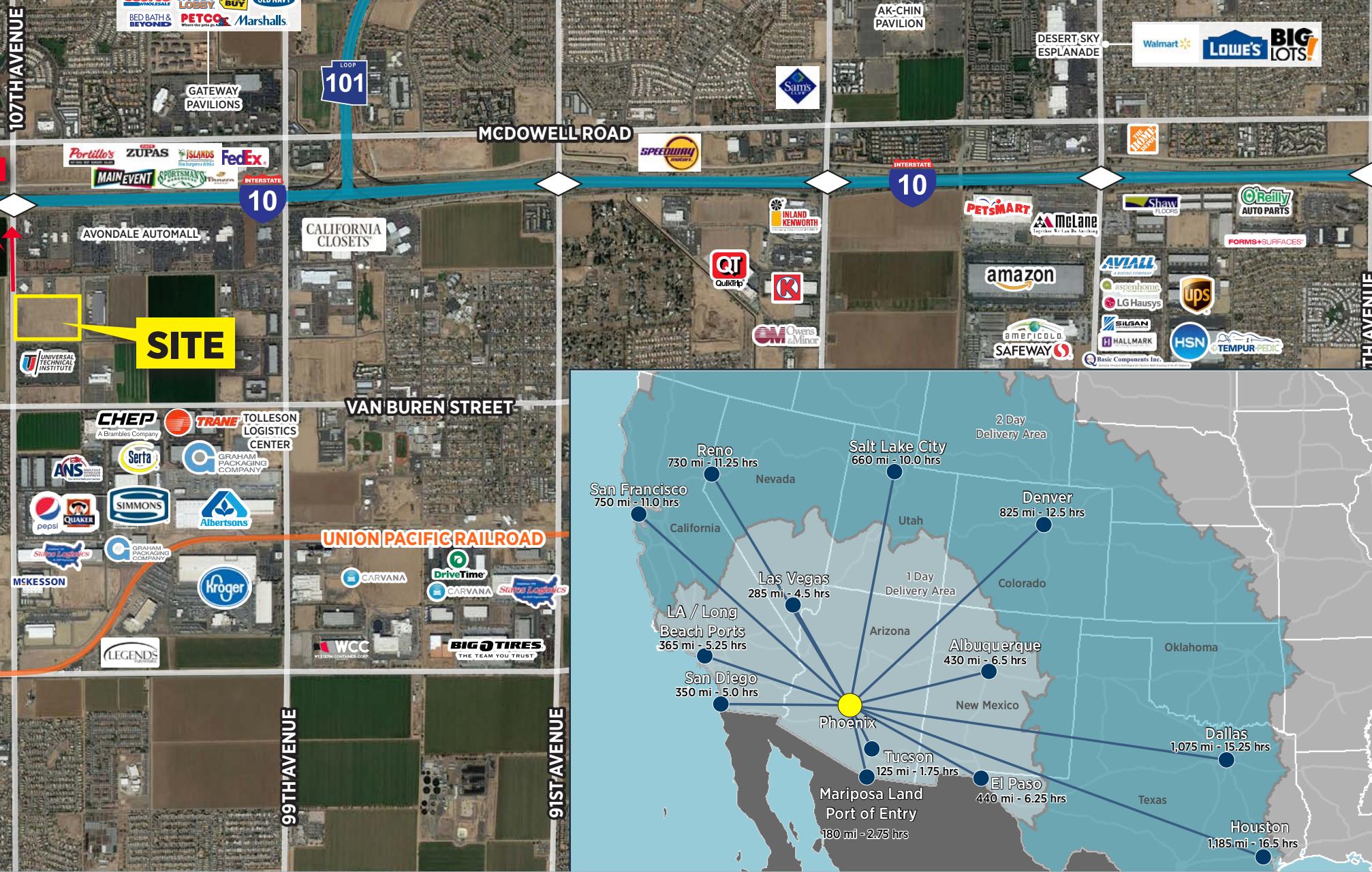
- ▶ 121,295 SF each (Divisible)
- ▶ Office to Suit
- ▶ 32' Clear Height
- ▶ Dock High/Grade Level Loading
- ▶ 60' Speed Bays
- ▶ 190' Truck Maneuverability
- ▶ Optional Fenced/Gated Security

## 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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