

PARK ALGODON



99TH AVE.

97TH AVE.

INDIAN SCHOOL RD.

LEASED

LEASED

±559,619 SF - PHASE II
CD'S COMPLETED & PERMIT APPROVED

175K CARS PER DAY



NWC INDIAN SCHOOL ROAD & LOOP 101 | PHOENIX AZ

5 BUILDINGS | 121,829 SF - 555,619 SF

PHASE I ±18,000 - 155,300 SF | AVAILABLE NOW!

PHASE 2 ±555,619 SF | CD'S COMPLETE & PERMIT APPROVED

CREATION REPE

CLARION
PARTNERS

**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

87
ACRES

**121,829 SF -
555,619 SF**
5 BUILDINGS

32'-40'
CLEAR HEIGHTS

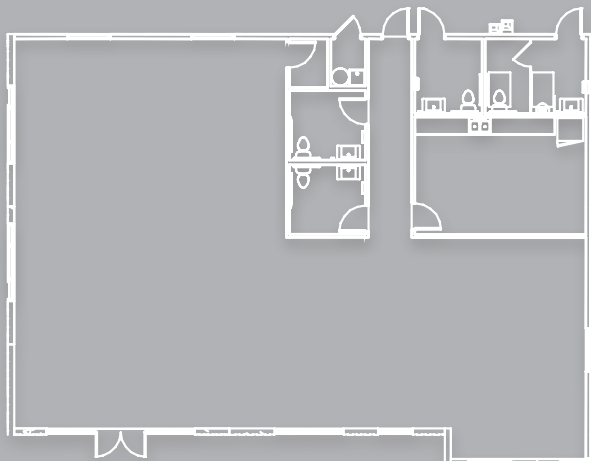
- 5 POINTS OF INGRESS/EGRESS
- TENANT AMENITY AREAS
- EV CHARGING STATIONS
- GATED & SECURED TRUCK COURTS
- 101 FREEWAY FRONTAGE
- EXCESS TRAILER PARKING
- TWO PHASE PROJECT



PHASE 1 BUILDING C

AVAILABLE SF	121,829 SF (divisible)
OFFICE	3,122 SF
CLEAR HEIGHT	32'
BUILDING DIMENSIONS	728' x 160'
COLUMN SPACING	50' X 52'
TRUCK COURT	130'
DOCK DOORS	32 (9' X 10')
GRADE LEVEL DOORS	6 (14' X 16')
PARKING RATIO	1.83/1,000
POWER	3000A at 480v 3 phase
ESFR	K-17
GATED AND SECURED TRUCK COURT	
METAL ROOF DECK	
HVAC	
LED LIGHTING	
DOCK PACKAGES	

SPEC OFFICE PLAN



GRADE LEVEL DOORS
DOCK DOORS

FREEWAY FRONTAGE

N

LOOP
101

LEASED

BUILDING C
121,829 S.F.
728' 160'

97TH AVENUE

INDIAN SCHOOL RD.

PHASE 1 BUILDING D

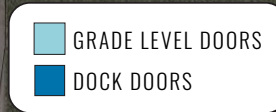
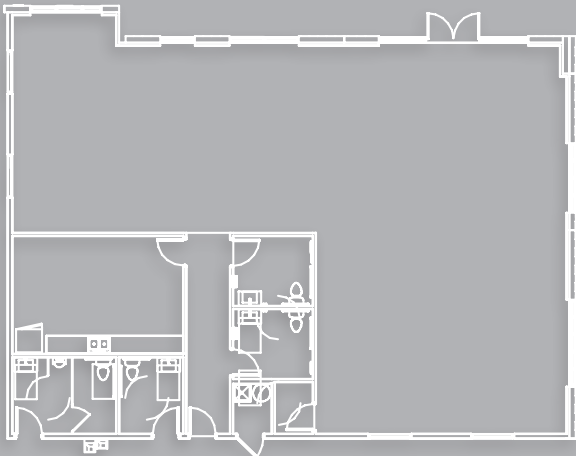
AVAILABLE SF	116,191 SF (divisible)
CLEAR HEIGHT	32'
BUILDING DIMENSIONS	780' x 220'
COLUMN SPACING	50' X 52'
TRUCK COURT	190'
DOCK DOORS	24 (9' X 10')
GRADE LEVEL DOORS	3 (14' X 16')
PARKING RATIO	1.35/1,000
POWER	1400A at 480v 3 phase
ESFR	K-17
GATED AND SECURED TRUCK COURT	
METAL ROOF DECK	
HVAC	
LED LIGHTING	
DOCK PACKAGES	



PHASE 1 BUILDING E

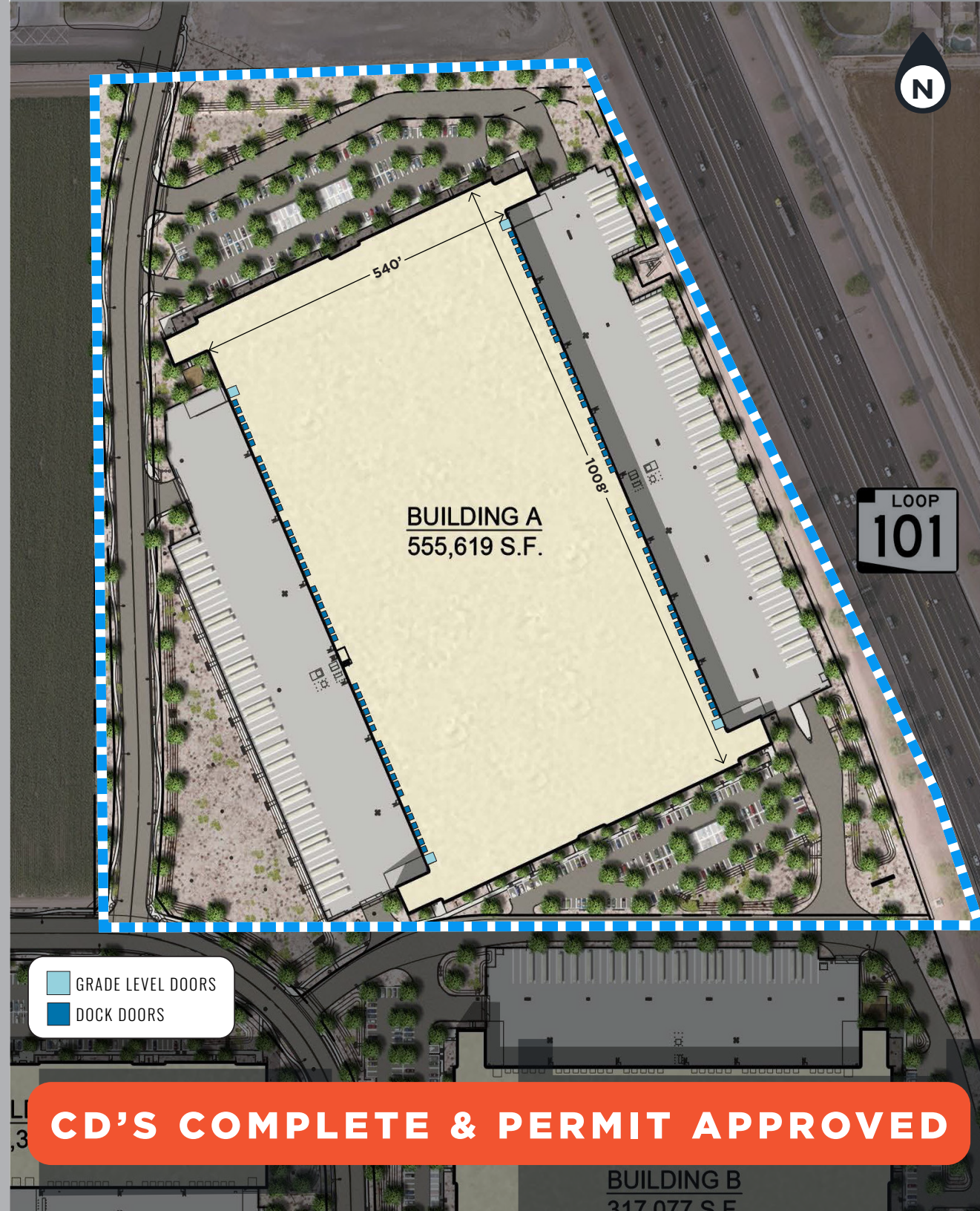
AVAILABLE SF	155,300 SF (divisible)
OFFICE	3,363 SF
CLEAR HEIGHT	32'
BUILDING DIMENSIONS	768' x 200'
COLUMN SPACING	50' X 52'
TRUCK COURT	190'
DOCK DOORS	24 (9' X 10')
GRADE LEVEL DOORS	4 (14' X 16')
PARKING RATIO	1.92/1,000
POWER	3000A at 480v 3 phase
ESFR	K-17
GATED AND SECURED TRUCK COURT	
METAL ROOF DECK	
HVAC	
LED LIGHTING	
DOCK PACKAGES	

SPEC OFFICE PLAN



PHASE 2 BUILDING A

AVAILABLE SF	555,619 SF
CLEAR HEIGHT	40'
TRAILER SPACES	112
DOCK HIGH DOORS	104
GRADE LEVEL DOORS	4
DIMENSIONS	540' x 1008'
TRUCK COURTS	185'
CAR PARKING	355



CD'S COMPLETE & PERMIT APPROVED

BUILDING B
317,077 S.F.

SITE LOCATION

LESS THAN A MILE FROM

LOOP 101

TWO MILES FROM

I-10

SEVEN MILES FROM

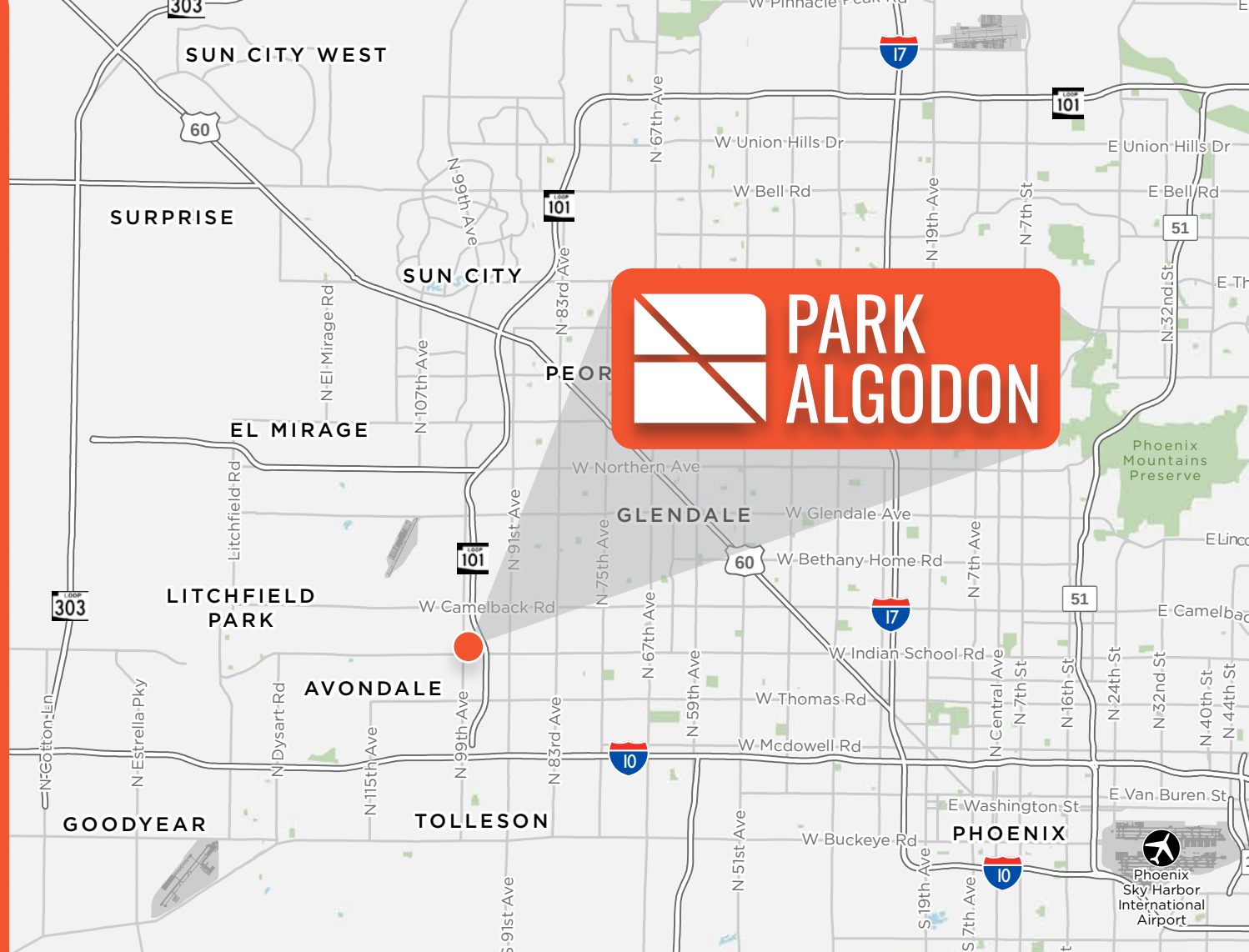
LOOP 202

TEN MILES FROM

I-17

FIFTEEN MILES FROM

PHOENIX AIRPORT



PHOENIX OVERVIEW

DEMOGRAPHICS

The population of Greater Phoenix is 5.0 million and is expected to grow to nearly 6.4 million (a 25% increase) in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.1 – two years younger than the national average. The population boasts comparatively high-earnings, with an average household income of over \$62,609. This is 6% above the national median average household income, which stands at \$59,039.

EMPLOYMENT/ECONOMY

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than two million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well.

A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

“CALIFORNIA EFFECT” BOLSTERS PHOENIX MARKET

The L.A. County and Inland Empire industrial markets combine to be the largest industrial market in the U.S. at 1.1 BSF and 594 MSF, respectively. These California markets are 1.1% and 0.7% vacant and virtually out of any available space. The extreme low vacancy rates have pushed rental rates to record levels which has helped drive tenants into the Arizona market. In addition to the cost and difficulty of finding quality space, the regulatory and general business environment in California has driven many tenants to more business friendly states, such as Arizona.



LOCATION HIGHLIGHTS

- Proximity to Phoenix Sky Harbor International Airport, Arizona State University, and abundant amenities.
- Less than six hours to the Ports of Long Beach and Los Angeles. San Diego, Las Vegas, Tucson, Albuquerque, El Paso, and the Mariposa Point of Entry are all within a one-day truck drive.
- Shipping costs from Greater Phoenix to California are up to 75% lower than other Mountain West markets.



TOTAL WORKFORCE
POPULATION

172,308



MEDIAN
HOUSEHOLD INCOME

\$61,572



MEDIAN AGE

29.6



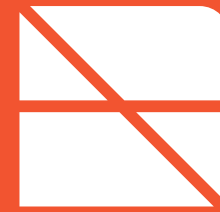
TOTAL HOUSEHOLDS

103,466

*Within 5 miles, ESRI 2022

SURROUNDING TENANTS





PARK ALGODON

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PARK ALGODON

 CLARION PARTNERS

CREATION 

 **CLARION
PARTNERS**



**CUSHMAN &
WAKEFIELD**

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