

DELIVERING  
Q4 2024



±86,372 SF FOR LEASE



**avondale**  
logistics center


725 N. ELISEO C. FELIX JR. WAY // AVONDALE, ARIZONA // 85323

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## INTRODUCING AVONDALE LOGISTICS CENTER, A NEWLY CONSTRUCTED INDUSTRIAL LOGISTICS BUILDING DESIGNED FOR OPTIMAL FUNCTIONALITY AND CONVENIENCE.

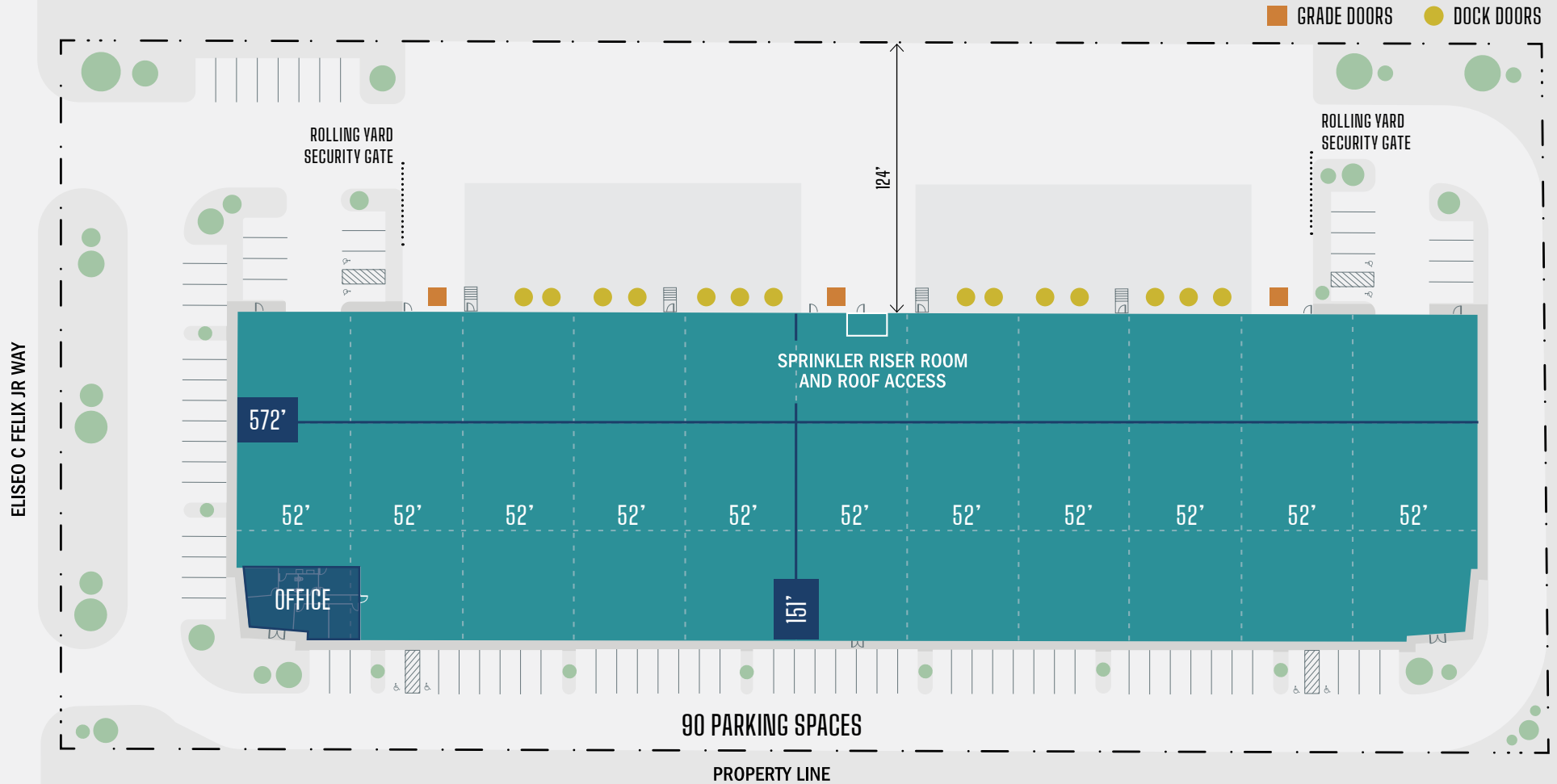
**AVONDALE LOGISTICS CENTER** is thoughtfully designed to accommodate a variety of industrial operations, such as cold storage, distribution, manufacturing, assembly, and more. With a mix of institutional dock-high and grade-level loading options, this state-of-the-art facility offers unparalleled flexibility to meet your specific business needs.

Situated in the heart of the thriving Phoenix industrial market, Avondale Logistics Center benefits from Heavy Industrial zoning, making it an ideal choice for diverse industrial uses. Additionally, its strategic location grants easy access to Interstate 10, enabling seamless connectivity to all parts of Metro Phoenix and the entire Southwest.



Boasting a total area of approximately **86,372 SF**, this freestanding facility is strategically located just south of Van Buren Street and east of Dysart Road, just a few minutes south of Interstate 10.

# SITE & PROPERTY HIGHLIGHTS



**±86,372 SF**

*STATE-OF-THE-ART FACILITY*

±30' clear height

3000 amp 480/277V electrical

90 parking spaces

14 dock doors (9' W x 10' H)

3 grade-level doors (12' W x 14' H)

NFPA-13 sprinkler system with K-25 heads

6" thick, 4,000 psi concrete slab on grade

Steel frame/column structure

A-1 Zoning, City of Avondale

Concrete tilt-up walls with a maximum thickness of 9 1/4"

60-mil TPO roof membrane with 20-year warranty and internal roof drains

Make Ready Work:

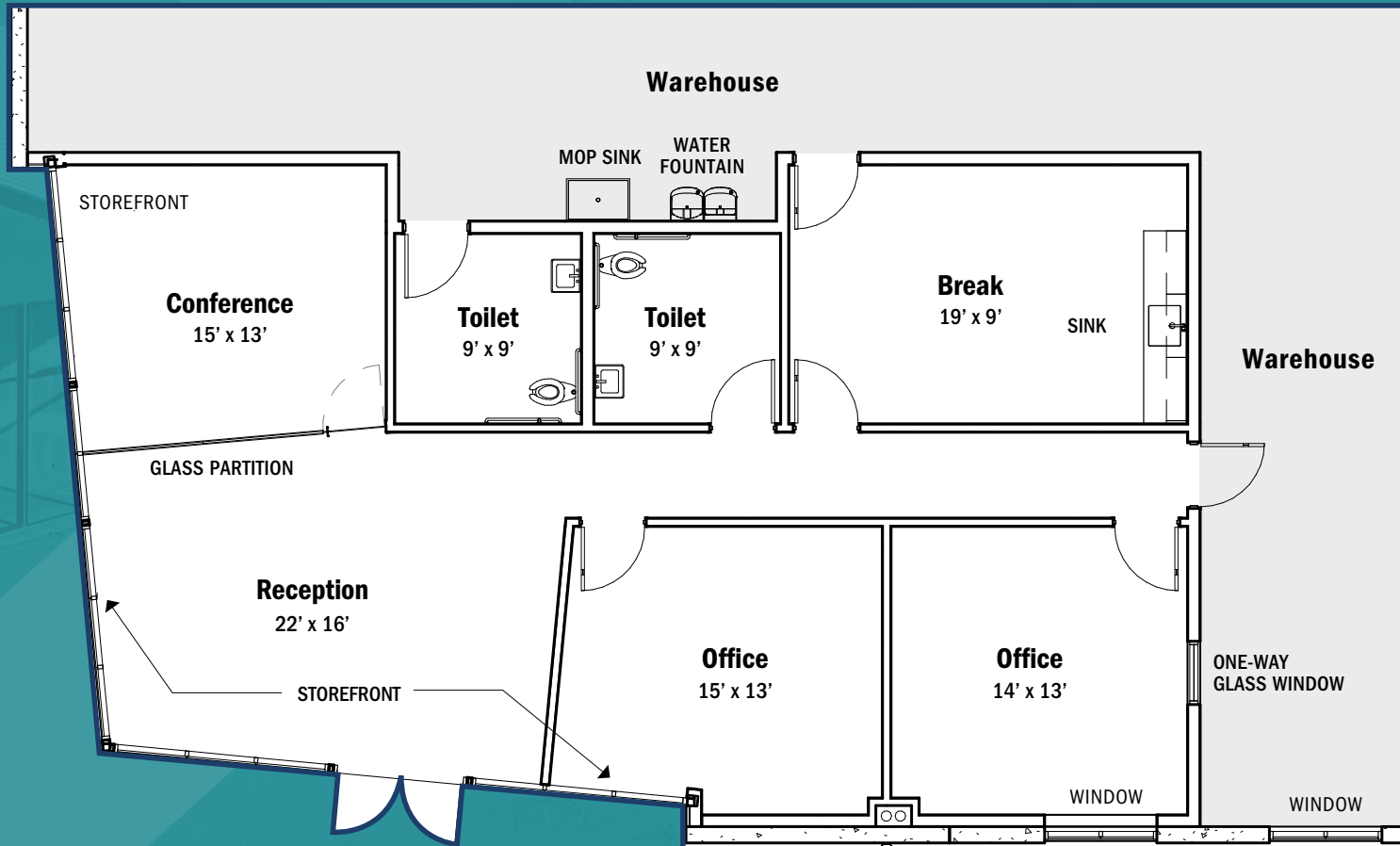
+ 1,560 SF spec office

+ 100% air conditioned

+ LED site and building lighting

+ Dock packages

# SAMPLE OFFICE PLAN



1,560 SF //

# BUILDING SPECIFICATIONS



**PAINTED STEEL DOCK STAIR**  
and platform where required by  
code (see site plan)



**ASPHALT PAVING TYPICAL**  
with concrete docks and truck  
court paving (see site plan)



**LOW WATER USE,**  
desert adapted plants with  
special entry feature accents



**PAINTED HEAVY DUTY**  
hollow metal doors and frames  
with heavy duty hardware



**CMU SCREEN**  
and security walls



**PACKAGED HVAC**  
for office heating/cooling



**PEDESTRIAN FRIENDLY**  
shaded walkways



**METAL PLANK**  
cladding accents



**MOTORIZED ROLLING TRUCK**  
court gates with perforated  
metal panels



**ENVELOPE COMPLIANCE**  
exceeds current US Department  
of Energy standards



**LOW WATER USE,**  
high efficiency drip  
irrigation system



**STEEL ROOF LADDER**  
with intermediate platform,  
insulated 30x36 roof hatch



**LED SITE**  
and building lighting



**ANODIZED ALUMINUM**  
storefront system



**TINTED SOLAR CONTROL**  
low-e insulating glass



**PRE-FINISHED TRUSSED**  
purlin roof joists



**PROVISIONS FOR THREE**  
future EV charging stations



**6" SANITARY MAIN**  
running the length of the building



**INSULATED SECTIONAL**  
overhead doors, painted



**CONCRETE DOCK WALLS**  
and painted pipe railings



**R-24 ROOF INSULATION**



**2" WATER MAIN**



**ALUMINUM SUNSHADES**

# LOCATION & DEMOGRAPHICS



## RETAIL AMENITIES WITHIN A 15-MINUTE DRIVE

**1,750**  
Total Banks & Retail Businesses

**140**  
Banks

**638**  
Restaurants (Eat & Drink)

**182**  
Food Stores

**130**  
Auto Dealers & Gas Stations

**2,237**  
Total Services Businesses

**617**  
Health Services

**169**  
Education, Institutions & Libraries

**131**  
Movies & Amusements

**31**  
Hotels & Lodging



## DEMOGRAPHICS WITHIN A 30-MINUTE DRIVE-TIME RADIUS



**1,975,460**  
2023 Total Population



**2,045,231**  
2028 Projected Population



**0.70%**  
Projected Population Growth Rate



**\$68,614**  
Median Household Income



**\$337,236**  
Median Home Value



**944,961**  
Total Labor Force



**34.2**  
Median Age

# FEATURING ALAMAR

A BROOKFIELD RESIDENTIAL COMMUNITY

Nestled at the foothills of the Sierra Estrella Mountains, Alamar is a new kind of master-planned community in the West Valley—one where family, nature, art, and a healthy lifestyle are part of the everyday experience.

Spread over 1,150 acres in southwest Avondale, just 18 miles from Downtown Phoenix, this collection of timeless neighborhoods celebrates its storied agrarian past and rich natural surroundings with a future-forward design combining welcoming tree-lined streets, an extensive network of green spaces, miles of scenic trails, and outdoor activities and events for all.

Source: [liveatalamar.com](http://liveatalamar.com)

## OCT 8, 2020

Opening Date



# ALAMAR

A Brookfield Residential Community

### DEVELOPMENT OVERVIEW:

**1,150**

Total Acres

**180+ ACRES**

Parks & Open Space

**15 ACRES**

Commercial & Mixed Use

**20+**

Neighborhood Parks

**4,036**

Residential Units Planned

**2,432**

Current Residents



# WHY AVONDALE

HOME TO A VIBRANT CULTURE, CULINARY SCENE & ENTERTAINMENT, INCLUDING PHOENIX RACEWAY

1946  
Founded

87,931  
Population

45  
Square Miles in Area

3  
Lakes

300+  
Sunny Days

42,000  
Phoenix Raceway Capacity

Check out the Avondale Visitor's Guide for more information:



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