

**AVONDALE**  
TECH CENTER



**CREATION** RE PE

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

**3 Building  
Innovation Park**

NWC 117th Avenue & Corporate Drive, Avondale, AZ



## Prime Industrial Development Opportunity in Phoenix's Premier Manufacturing Corridor

Three state-of-the-art industrial buildings are taking shape in Avondale, Arizona—perfectly positioned to serve the next generation of advanced manufacturing and innovation-driven enterprises. This isn't just another industrial park; it's a strategic gateway to one of the Southwest's most dynamic growth markets.

## Where Vision Meets Infrastructure

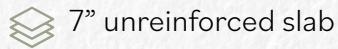
Located within sight of Interstate 10, this new construction development offers the kind of accessibility that transforms logistics from a challenge into a competitive advantage. Each building—ranging from 212,184 to 254,264 square feet—has been thoughtfully designed to accommodate the sophisticated operational requirements of today's most forward-thinking industries.

# More Than Space – A Strategic Platform

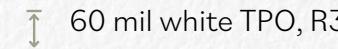


# Built for Tomorrow's Industry Leaders

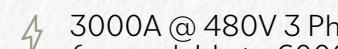
Ideal for advanced manufacturing, R&D, and assembly operations that align with high-value sectors driving economic growth. Target industries include pharmaceutical development, aerospace innovation, semiconductor manufacturing, and defense contracting. These aren't just tenant categories—they're the foundation of America's technological leadership.



7" unreinforced slab



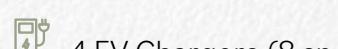
60 mil white TPO, R30 roofing



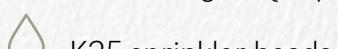
3000A @ 480V 3 Phase power  
(expandable to 6000A)



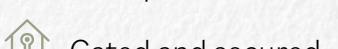
100% steel roof deck



4 EV Chargers (8 spots) per building



K25 sprinkler heads



Gated and secured

	Building A	Building B	Building C
<b>Size</b>	±254,264 SF	±233,244 SF	±212,184 SF
<b>Clear Height</b>	36'	36'	36'
<b>Column Spacing</b>	56' x 50' w/ 60' speed bay	56' x 50' w/ 60' speed bay	56' x 50' w/ 60' speed bay
<b>Building Depth</b>	240'	220'	200'
<b>Truck Court Depth</b>	185'	190' (shared with C)	190' (shared with B)
<b>Dock Doors</b>	49 (9' x 10')	49 (9' x 10')	49 (9' x 10')
<b>Ramp Doors</b>	4 (14' x 16')	4 (14' x 16')	2 (14' x 16')
<b>Trailer Parking</b>	75	-	-
<b>Auto Parking</b>	723 (shared with B & C)	Shared	Shared



Incredible Visibility  
from Interstate-10



AVONDALE  
TECH CENTER



# Welcome to The Valley's Industrial Hub

## Retail amenities within a 15-minute drive

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

**2,237**  
Total Services  
Businesses

**140**  
Banks

**617**  
Health  
Services

# 638

## Restaurants (Eat & Drink)

# 169

## Education, Institutions & Libraries

**182**  
Food Stores

# 131

## Movies & Amusements

# 130

## Auto Dealers & Gas Stations

# 31

## Hotels & Lodging

## Demographics within a 30 minute drive time radius

 **2025 Population**  
2,861,888

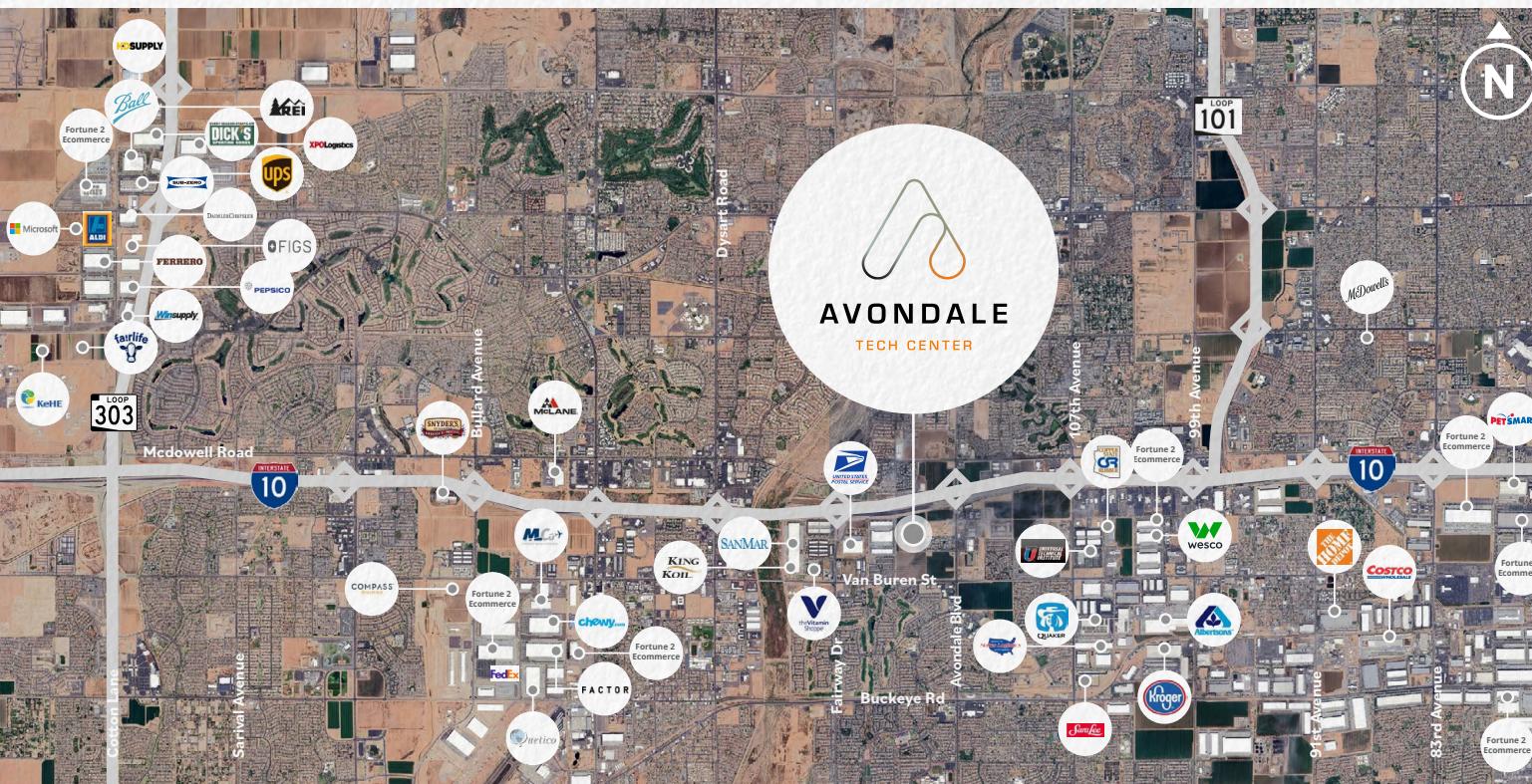
 **2030 Est. Population**  
2,996,472

**Population Projected  
Growth Rate  
0.92%**

**Median HH Income**  
\$96,674

**Total Labor Force**  
990,862

**Median Age**  
37



# Positioned at the Center of Innovation

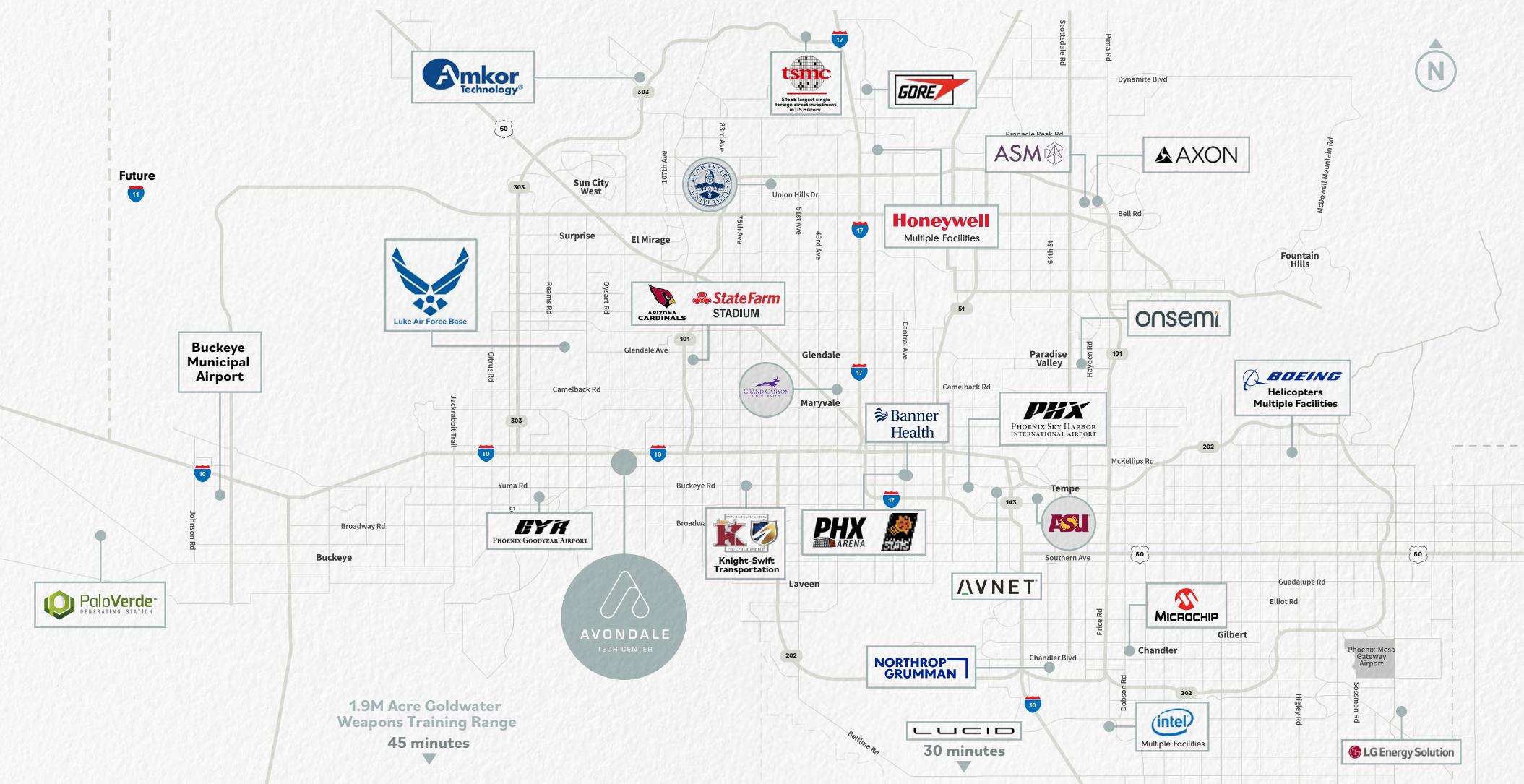
**Downtown  
Phoenix  
±15 miles**

**Phoenix Sky  
Harbor Int'l  
Airport**  
±18.5 miles

**Arizona State  
University**  
±24 miles

**AMKOR**  
±30 miles

**TSMC**  
±33 miles



# The Avondale Advantage

Home to a vibrant culture, culinary scene and entertainment, including Phoenix Raceway.

**1946**

Founded

**92,168**

Population

**300+**

Sunny Days

**31.9**

Median Age

**45**

Square Miles  
in Area

**42,000**

Phoenix Raceway Capacity,  
Home to NASCAR  
Championship Weekend



Check out the Avondale  
Visitor's Guide for more  
information



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP Inc. All rights reserved.

**Riley Gilbert, SIOR**  
**Vice Chairman**  
T +1 602 282 6271  
M +1 480 628 5590  
riley.gilbert@jll.com

**John Lydon**  
**Senior Managing Director**  
T: +1 602 282 6326  
M: +1 773 617 6511  
john.lydon@jll.com

**Kelly Royle**  
**Vice President**  
T: +1 602 282 6258  
M +1 602 814 1583  
kelly.royle@jll.com