

Palm Valley

COMMERCE CENTER



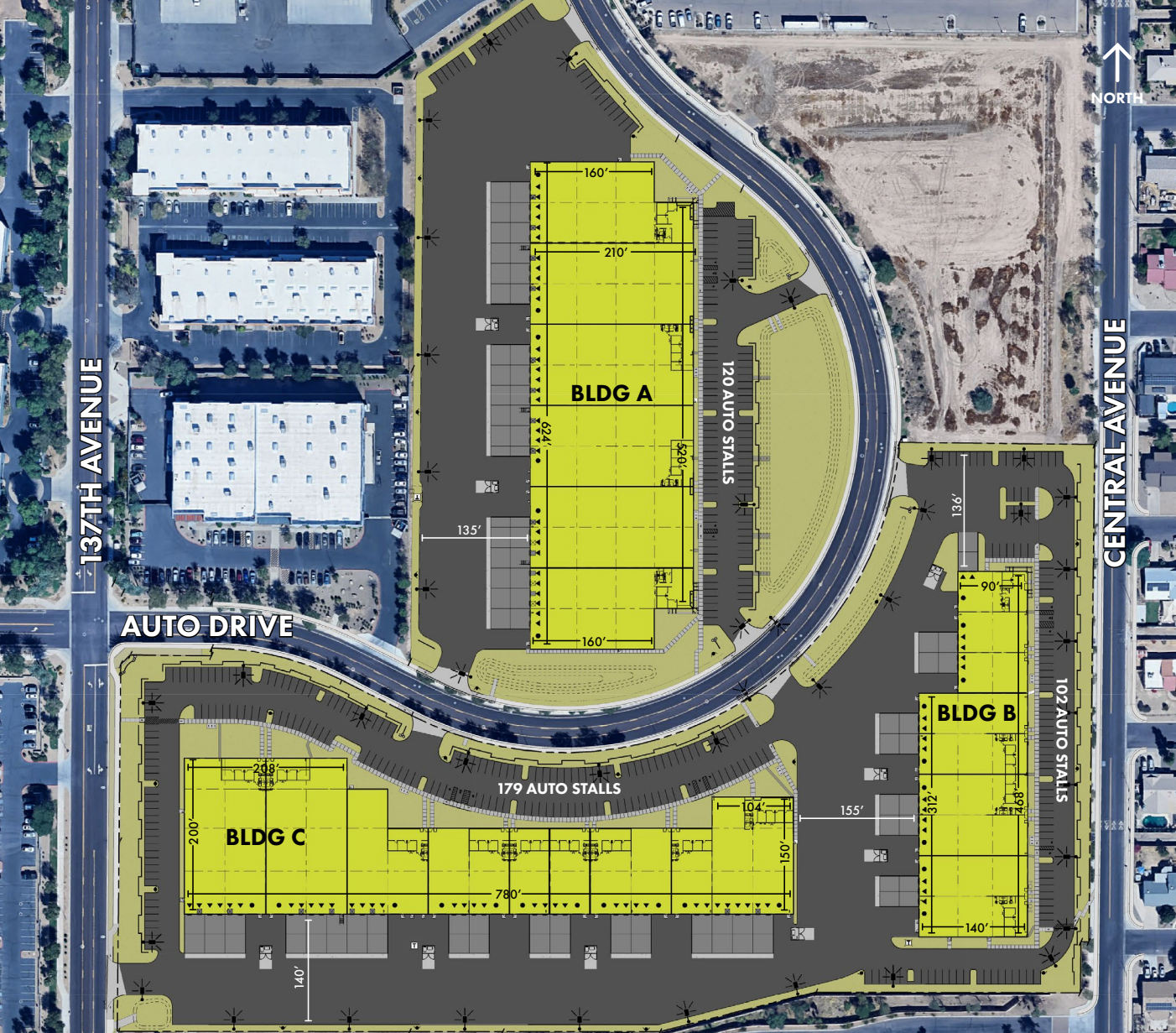
Under Construction

Building A delivers Q2 2025

Buildings B & C deliver Q4 2025

3 building industrial development

13550 West Auto Drive, Goodyear, AZ 85338



Building A

- » ±125,840 SF rear load building
- » Divisible to ±22,000 - 41,000 SF
- » 210' building depth
- » 32' clear height
- » 50' x 52' column spacing with 60' speed bays
- » 7" floor slab; 3500 PSI
- » (31) 9' x 10' dock high doors
- » (6) 12' x 14' grade level doors
- » R-38 roof insulation
- » 3,000A 277/480V capacity per unit
- » ESFR fire sprinkler system **with K-17 heads**
- » 135' truck court
- » 120 auto parking spaces

Make-Ready Improvements

- » (4) spec offices ranging from 1,800 – 2,400 SF
- » LED lighting
- » Warehouse HVAC
- » (12) pit levelers
- » (19) edge of dock levelers

Building B

- » ±57,720 SF front load building
- » Divisible to ±14,560 SF
- » 90' building depth (North); 140' building depth (South)
- » 22' clear height
- » 45' x 52' column spacing and 50' x 52' column spacing
- » 7" floor slab; 3500 PSI
- » (17) 9' x 10' dock high doors
- » (9) 12' x 14' grade level doors
- » R-38 roof insulation
- » 1,600A 277/480V for building (200A min capacity per unit)
- » ESFR fire sprinkler system
- » ±64' - 155' truck courts
- » 102 auto parking spaces

Make-Ready Improvements

- » (4) spec offices ranging from 1,600 – 1,900 SF
- » LED lighting
- » Warehouse HVAC
- » (17) edge of dock levelers

Building C

- » ±111,280 SF rear load building
- » Divisible to ±5,720 - 20,800 SF
- » 30' clear height
- » 50' x 52' column spacing
- » 7" floor slab; 3500 PSI
- » (35) 9' x 10' dock high doors
- » (11) 12' x 14' grade level doors
- » R-38 roof insulation
- » 2,500A 277/480V for building (200A min capacity per unit)
- » ESFR fire sprinkler system
- » ±140' truck court
- » 179 auto parking spaces

Make-Ready Improvements

- » (9) spec offices ranging from 1,400 – 2,000 SF
- » LED lighting
- » Warehouse HVAC
- » (8) pit levelers
- » (35) edge of dock levelers



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NEARBY RETAIL AMENITIES



2 MINUTES / .5 MILES
to Interstate 10 full diamond
interchange via Litchfield Rd

23 MINUTES / 21 MILES
to Phoenix Sky Harbor
International Airport

4.5 HOURS / 317 MILES
to Inland Empire, California

5.5 HOURS / 370 MILES
to Ports of Long Beach /
Los Angeles

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