



NEW CLASS A INDUSTRIAL PARK
THREE SHALLOW BAY BUILDING
FOR LEASE | 339,235 SF AVAILABLE

LITCHFIELD
LOGISTICS PARK

11800, 11840, AND 11580 N LITCHFIELD RD, SURPRISE, AZ 85379





THREE BRAND NEW
SHALLOW BAY
INDUSTRIAL BUILDINGS



FREE TRADE ZONE
("FTZ") ELIGIBLE



QUICK ACCESS
TO LOOP 303,
NORTHERN PARKWAY,
LOOP 101, U.S. 60



39 MINUTE DRIVE
TO TSMC

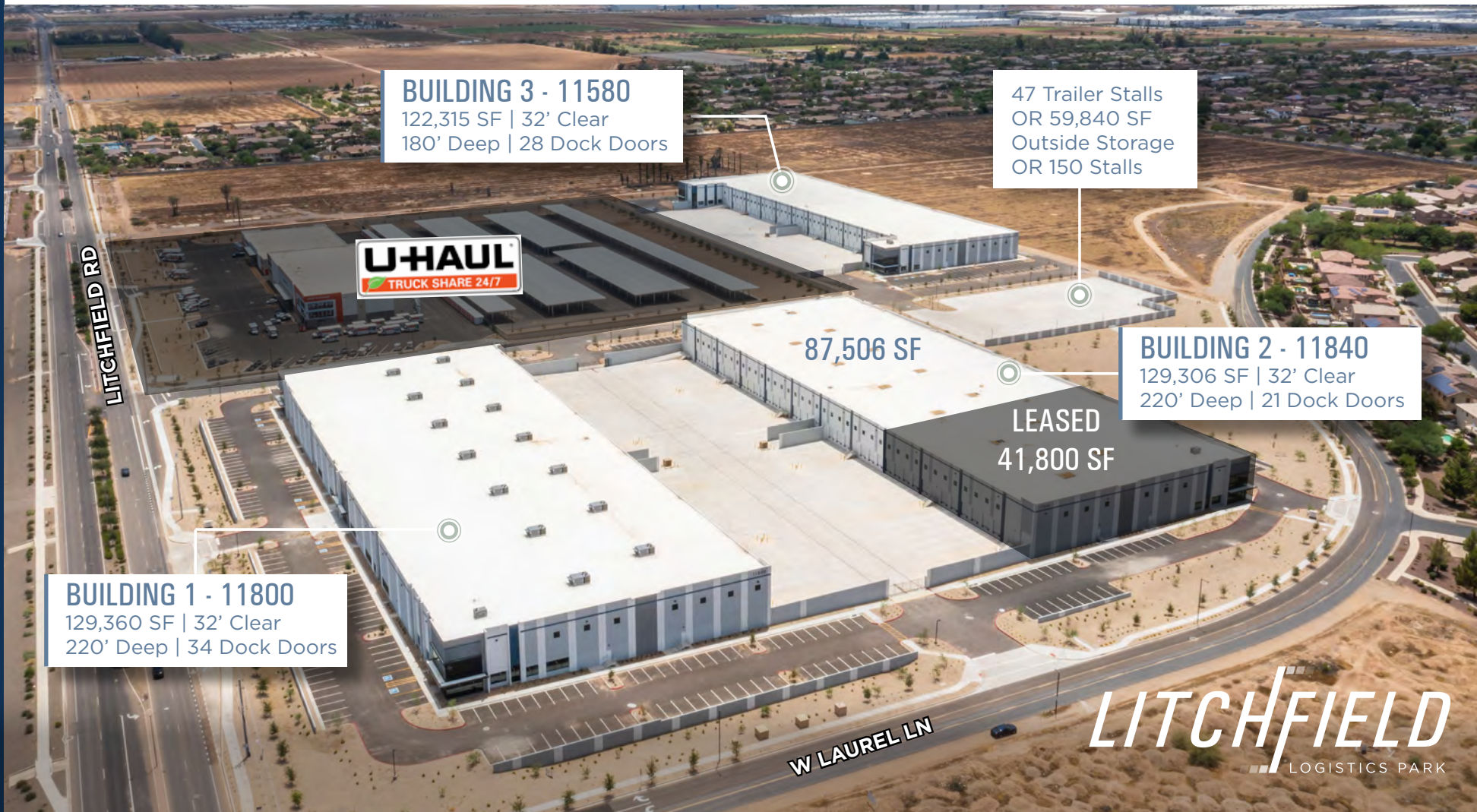


60' SPEED BAYS
AND 47 TRAILER
STALLS



CACTUS ROAD PLANNED
IMPROVEMENTS
TO LOOP 303 TO BE
COMPLETED Q1 2025

PROPERTY HIGHLIGHTS



BUILDING 3 - 11580
122,315 SF | 32' Clear
180' Deep | 28 Dock Doors

47 Trailer Stalls
OR 59,840 SF
Outside Storage
OR 150 Stalls

87,506 SF

BUILDING 2 - 11840
129,306 SF | 32' Clear
220' Deep | 21 Dock Doors

LEASED
41,800 SF

BUILDING 1 - 11800
129,360 SF | 32' Clear
220' Deep | 34 Dock Doors



LITCHFIELD RD

W LAUREL LN

LITCHFIELD
LOGISTICS PARK

LITCHFIELD LOGISTICS PARK



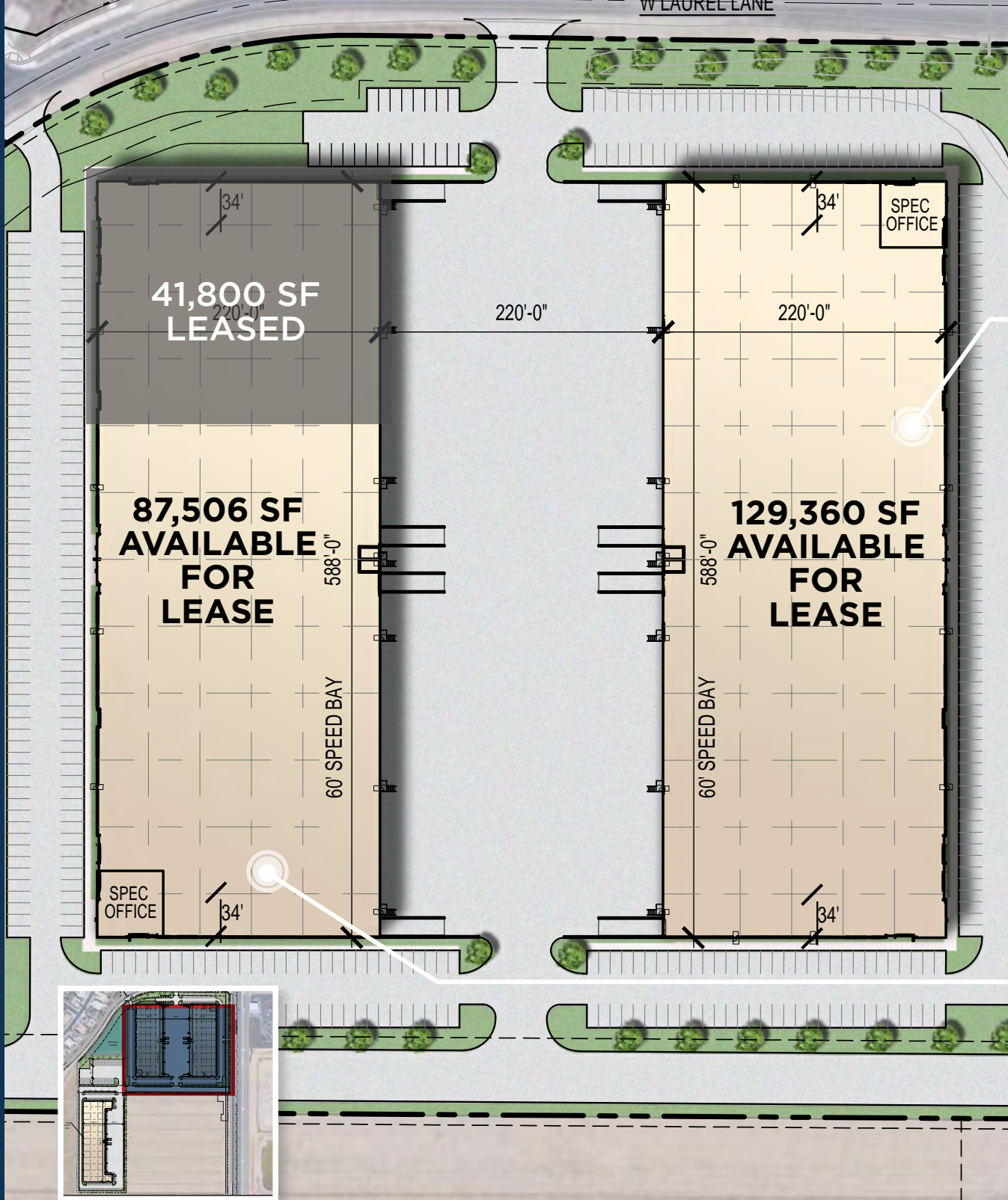
LITCHFIELD LOGISTICS PARK



LITCHFIELD LOGISTICS PARK



BUILDING 1 + 2 HIGHLIGHTS

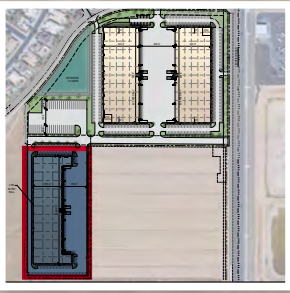


BUILDING 1

- 11800 N Litchfield Rd
- 129,360 SF Available to Lease
- 32' Clear Height
- 3 Store Fronts Divisible to 41,800 SF, 45,760 SF, 41,800 SF
- 32, 9x10 Prefinished Dock Doors
- 4, 12x14 Prefinished Drive in Doors with 50' Concrete Dock Ramps
- 220 Car Parks (1.7:1000)
- 588' x 220'
- 220' Truck Court
- 2,000 Amps (Expandable)
- Switch Gear to be Delivered at CO
- 52' x 53'4" Column Spacing
- 60' Speed Bay
- ESFR Sprinkler Systems
- 2,560 SF Office Delivered Shell at Completion
- R30 Roof Insulation

BUILDING 2

- 11840 N Litchfield Rd
- 87,506 SF Available to Lease
- 34' Clear Height
- 2 Store Fronts Divisible to 41,800 SF, 45,760 SF, 41,800 SF
- 21, 9x10 Prefinished Dock Doors
- 3, 12x14 Prefinished Drive in Doors with 50' Concrete Dock Ramps
- 192 Car Parks (1.5:1000)
- 588' x 220'
- 220' Truck Court
- 2,000 Amps (Expandable)
- Switch Gear to be Delivered at CO
- 52' x 53'4" Column Spacing
- 60' Speed Bay
- ESFR Sprinkler Systems
- Spec HVAC
- 2,560 SF Office Delivered Shell at Completion



BUILDING 3

- 11580 N Litchfield Rd
- 122,315 SF Available to Lease
- 32' Clear Height
- 2 Store Fronts Divisible to 63,000 SF, 63,000 SF
- 28, 9' X 10' Prefinished Dock Doors
- 4, 12x14 Prefinished Drive in Doors with 50' Concrete Dock Ramps
- 106 Car Parks (.85:1000)
- 660' x 180'
- 150' Truck Court
- 2,000 Amps (Expandable)
- Switch Gear to be Delivered at CO
- 52' x 53'4" Column Spacing
- ESFR Sprinkler Systems
- 2,560 SF Office Delivered Shell at Completion
- 47 Trailer Parking Stalls
- R30 Roof Insulation

**122,315 SF
AVAILABLE
FOR
LEASE**

660'-0"

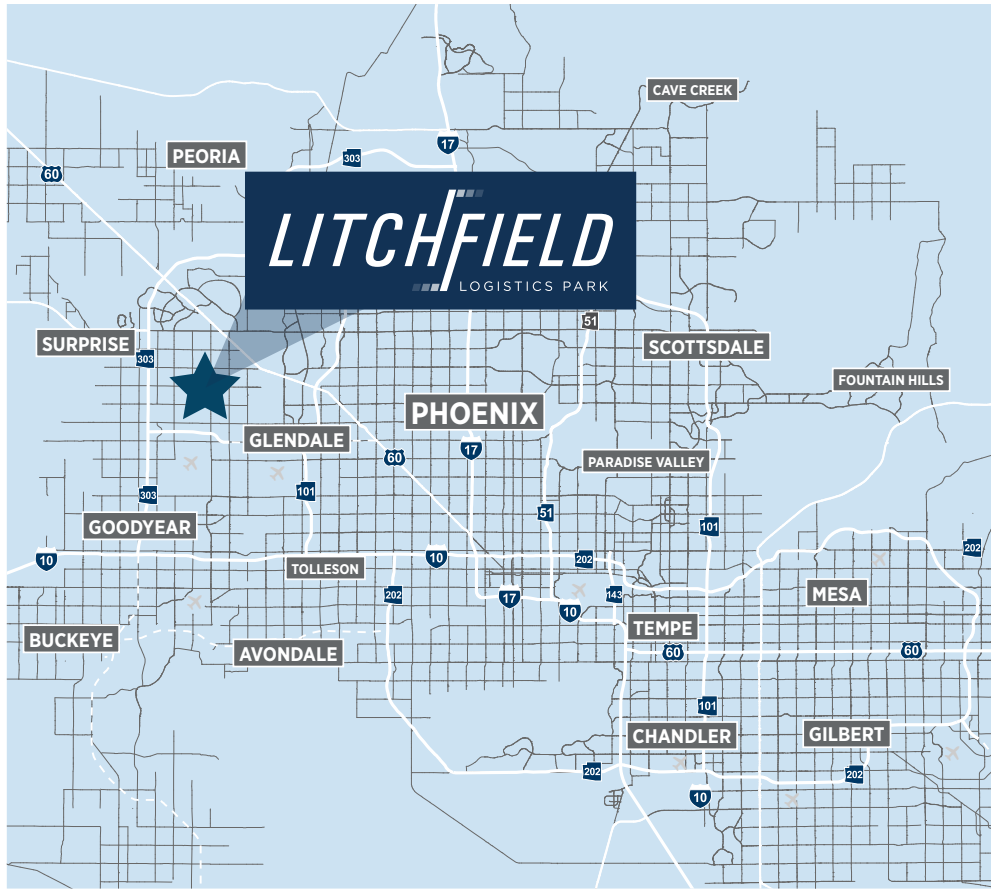
175'-0"

TYP

60'-0"

150'-0"

**SPEC
OFFICE**



West Valley is home to 1.7 million residents and will capture more than 50% the county’s future growth. The most recent and active West Valley frontier is along the Loop 303 regional corridor.

This 34-mile-long corridor connects Maricopa County to other markets, including California, central Phoenix, and northern Arizona. This corridor is developing strategically with an eye to beneficial land use, consumer driven needs and community values. Goodyear and Glendale have used this section of freeway corridor to promote the growth of manufacturing and Supply Chain companies, capitalizing on their location as well as permitted land use in respect to neighboring Luke Air Force Base.



40 Minutes
Average Time to Phoenix Sky Harbor International Airport



\$229,579
Median Home Price



2.1 Million
Residents by 2030



1.7 Million
Residents



1-Day Truck
Turnaround From Ports in California and Mexico



35
Median Age of Residents



5 Hours
From Southern California



\$75,556
Average Household Income (30% of the population Average HHI is between \$75,556 and \$149,000)



8 Hours
From Mexico's Port of Guaymas



63%
of West Valley residents are of workforce age

Source: <https://www.westmarc.org/resources/>



DRIVE TIMES

- 6 min to Northern Pkwy
- 7 min to the 303
- 10 min to the 60
- 13 min to the 101
- 14 min to I-10
- 39 min to TSCM
- 57 min to Intel



NEARBY AMENITIES



GRAND VILLAGE CENTER

- Burger King
- Denny's
- Village Inn
- Starbucks
- Albertsons
- Kwik Trip
- Trader Joe's
- Big Lots
- Walgreens
- QT
- QuikTrip
- Wendy's
- Subway
- McDonald's
- Outback
- Texas Roadhouse

ARROWHEAD TOWNE CENTER

- Costco Wholesale
- Dillard's
- Bank of America
- JCPenney
- Trader Joe's
- Target
- Walmart
- Starbucks
- Macy's
- Sephora
- Wildflower Bread Company
- Bath & Body Works
- AMC
- Hallmark
- Big Lots
- Dick's Sporting Goods
- Champs Sports

PEORIA CROSSINGS

- Wendy's
- Navy Federal Credit Union
- Petco
- Target
- Verizon
- Bank of America
- Long John Silver's
- Applebees
- Village Inn
- Quiznos
- Subway
- Streets of New York
- Great Clips
- FedEx
- Mattress Firm
- Sprint
- Chase
- Ross Dress for Less
- Michael's
- OfficeMax
- Famous Footwear

PALM VALLEY PAVILIONS EAST

- Starbucks
- FedEx
- Kohl's
- Joann
- Big 5 Sporting Goods
- Chase
- Chick-fil-A
- Rosatti's
- AutoZone
- Walmart Supercenter
- Walmart
- Wendy's
- McDonald's
- Peter Piper
- Fry's
- KFC
- IHOP
- Walmart
- QT
- QuikTrip
- House of Pancakes
- Walgreens

PALM VALLEY PAVILIONS WEST

- Target
- Starbucks
- Denny's
- Wendy's
- Applebees
- Best Buy
- McDonald's
- Arby's
- Black Angus
- Five Guys
- Macalacos
- Chase
- Big Lots
- Burger King
- Andry Crab

CANYON TRAILS PLAZA

- The UPS Store
- ACE Hardware
- SunWest
- McDonald's
- Starbucks
- Compani Suites
- Sherwin Williams
- Bank of America
- Jack in the Box
- Safeway
- Jack

GATEWAY CROSSING & PAVILIONS

- Costco Wholesale
- Ross Dress for Less
- Ulta
- Bed Bath & Beyond
- Sally Beauty
- Harkins Theatres
- Marshall's
- Cold Stone Creamery
- Yogi's Grill
- Crumb's Cookies
- Petco
- Bank of America
- Village Inn
- Verizon
- Discount
- DD
- Carrabba's Italian Grill
- Kneaders
- GameStop
- Best Buy
- FedEx
- Cane's
- Jack
- Hobby Lobby
- Popeye's Louisiana Kitchen
- Mattress Firm
- Portillo's
- Old Navy

LITCHFIELD
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PHOENIX

GOODYEAR

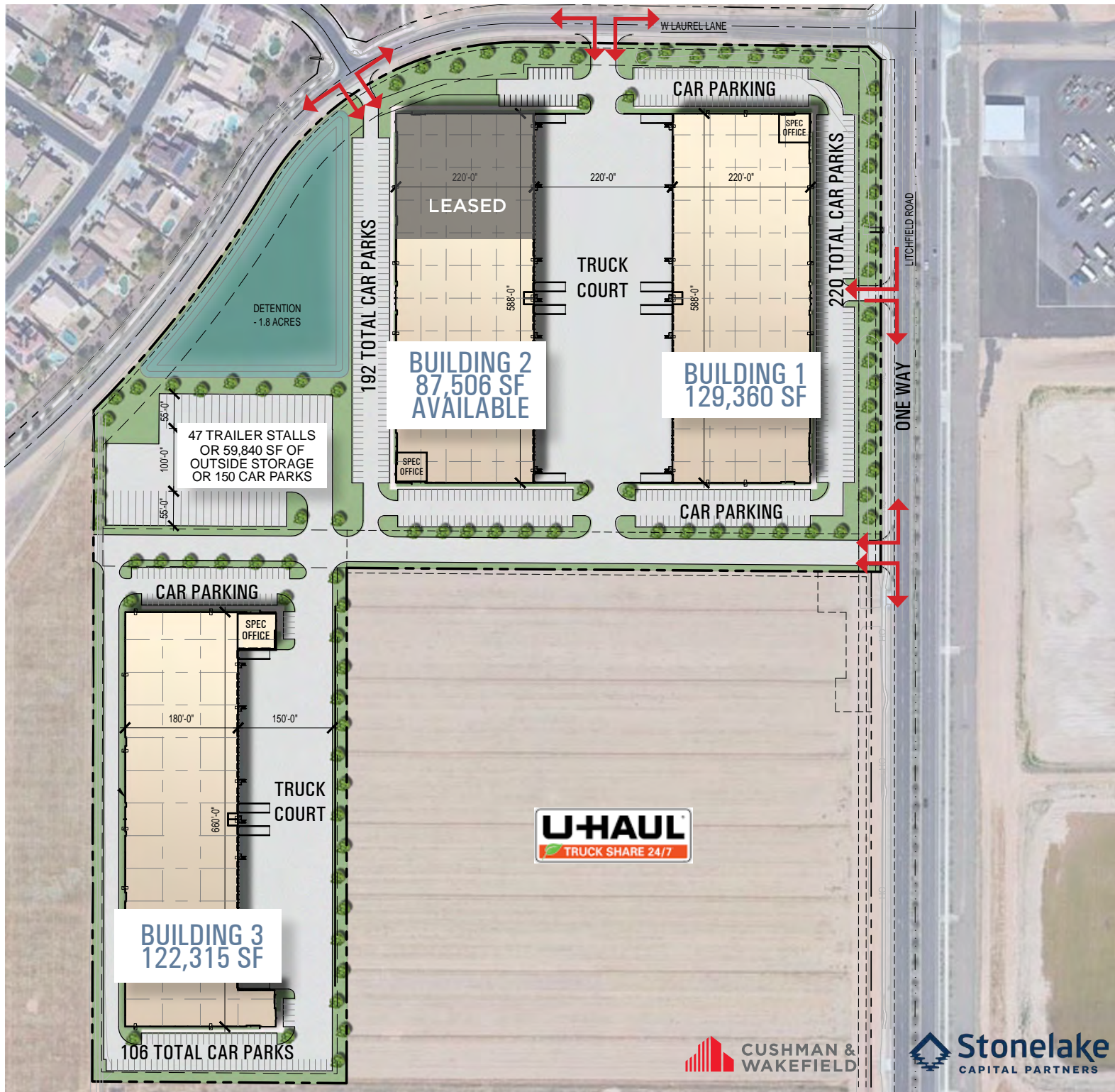
GATEWAY CROSSING & PAVILIONS

PALM VALLEY PAVILIONS

CANYON TRAILS PLAZA

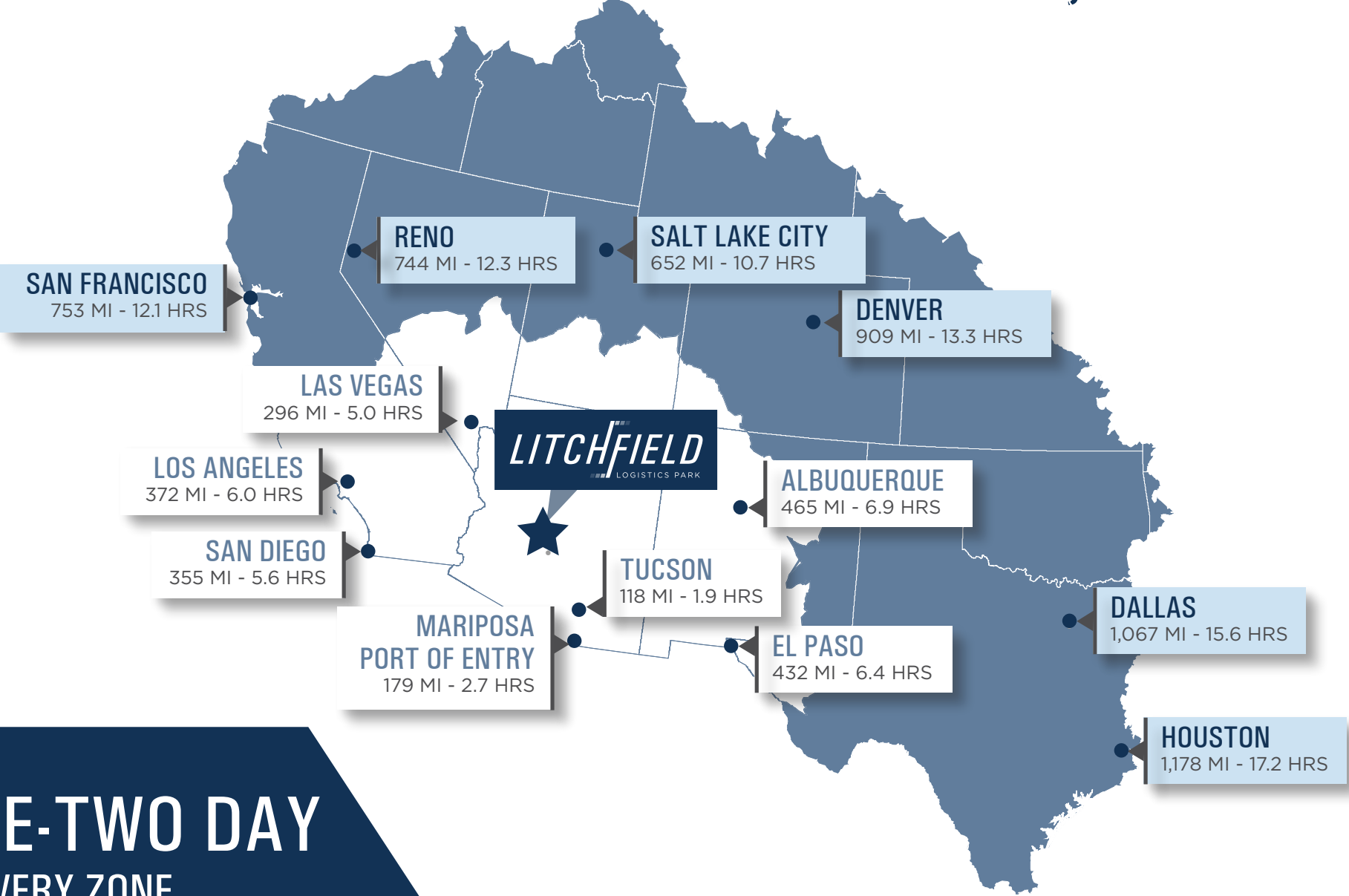
ARROWHEAD TOWNE CENTER

GRAND VILLAGE CENTER



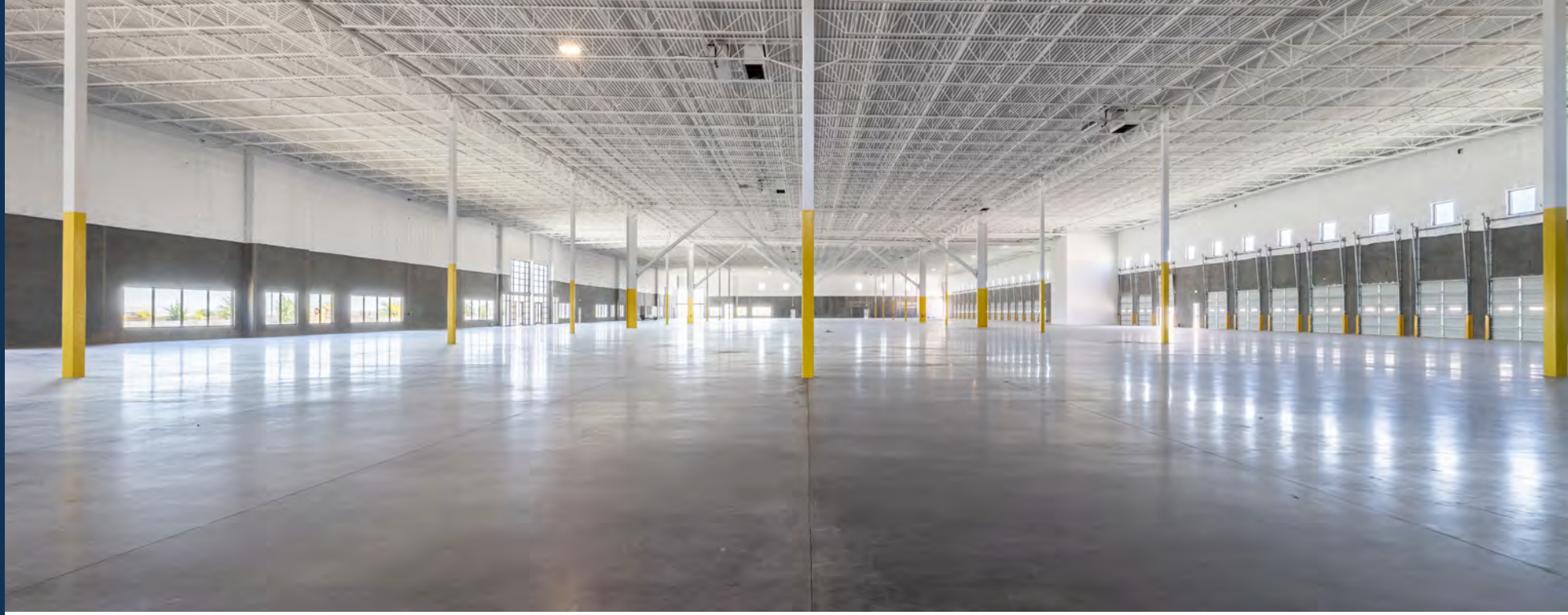
STRATEGIC SOUTHWEST LOCATION

SURPRISE, ARIZONA



ONE-TWO DAY
DELIVERY ZONE

INTERIOR





LITCHFIELD

LOGISTICS PARK

For More Information, Please Contact:

PHIL HAENEL

Vice Chair
602 224 4409
phil.haenel@cushwake.com

ANDY MARKHAM, SIOR

Executive Vice Chair
602 224 4408
andy.markham@cushwake.com

MIKE HAENEL

Executive Vice Chair
602 224 4404
mike.haenel@cushwake.com

LitchfieldLogisticsPark.com

11800, 11840, AND 11580 N LITCHFIELD RD, SURPRISE, AZ 85379



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