



For lease

Palm Valley Commerce Center

137th Avenue and Auto Drive, Goodyear

3 building industrial development | Divisible to $\pm$ 5,800 - 125,000 SF



Schnitzer properties is a family-owned real estate investment and development company that is one of the Top 10 private real estate owners in the West. Founded in 1950 in Portland, Ore. Jordan Schnitzer has grown Schnitzer properties to own and operate more than 33 million square feet of property, primarily focused on industrial spaced for small and mid-sized manufacturers, distributors and service providers. The company manages regional offices in Seattle, Portland, the San Francisco Bay area, Sacramento, San Diego, Phoenix, Tucson and Las Vegas.

Oregon | Washington | California | Nevada | Arizona | Utah



75 years of serving our tenants (in 2025)



2.1 million SF breaking ground in 2024-2025



200+ properties



33 million SF net rentable space



4,500+ tenants



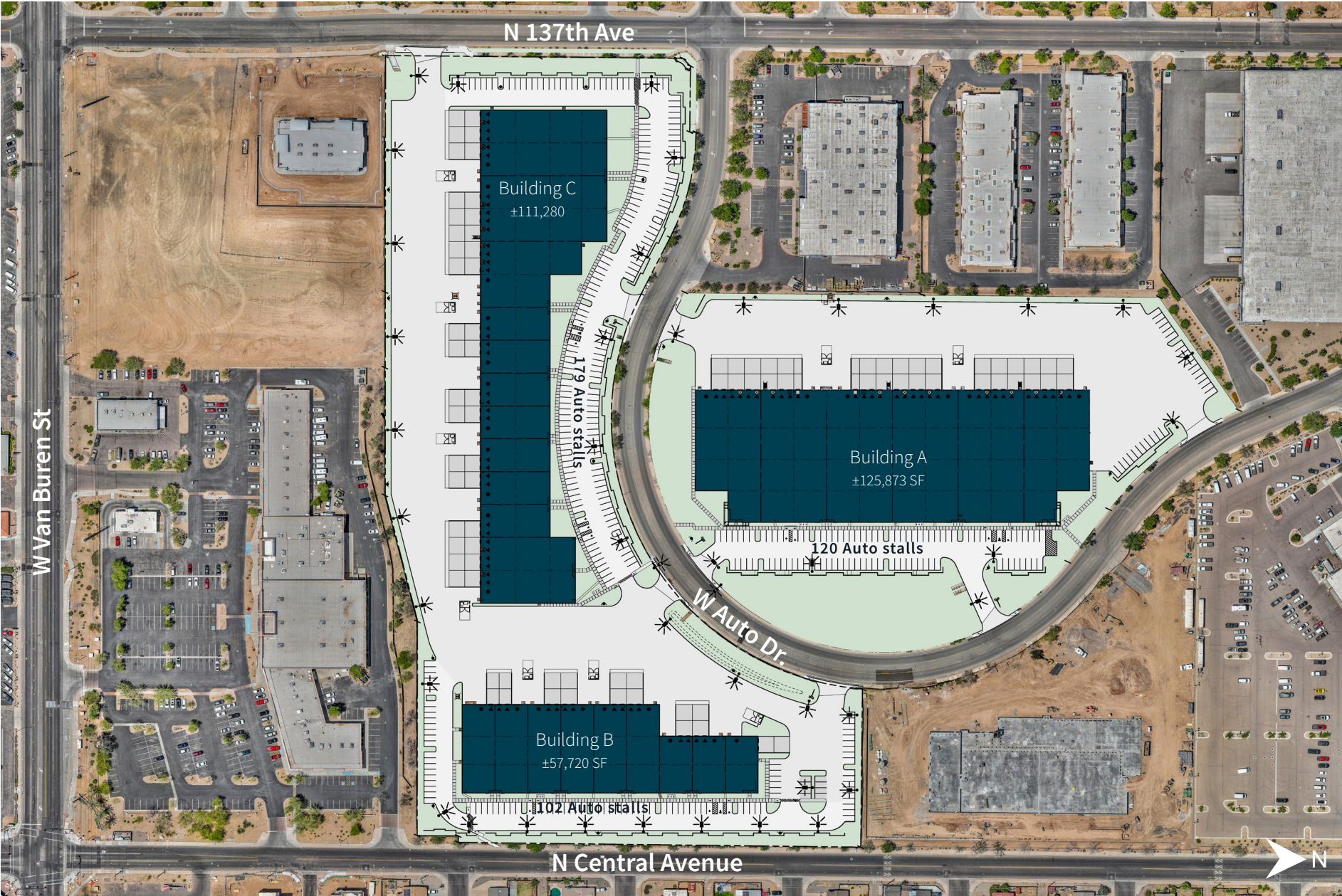
6 States

in the Western U.S

- Oregon
- Washington
- California
- Nevada
- Arizona
- Utah



Site plan



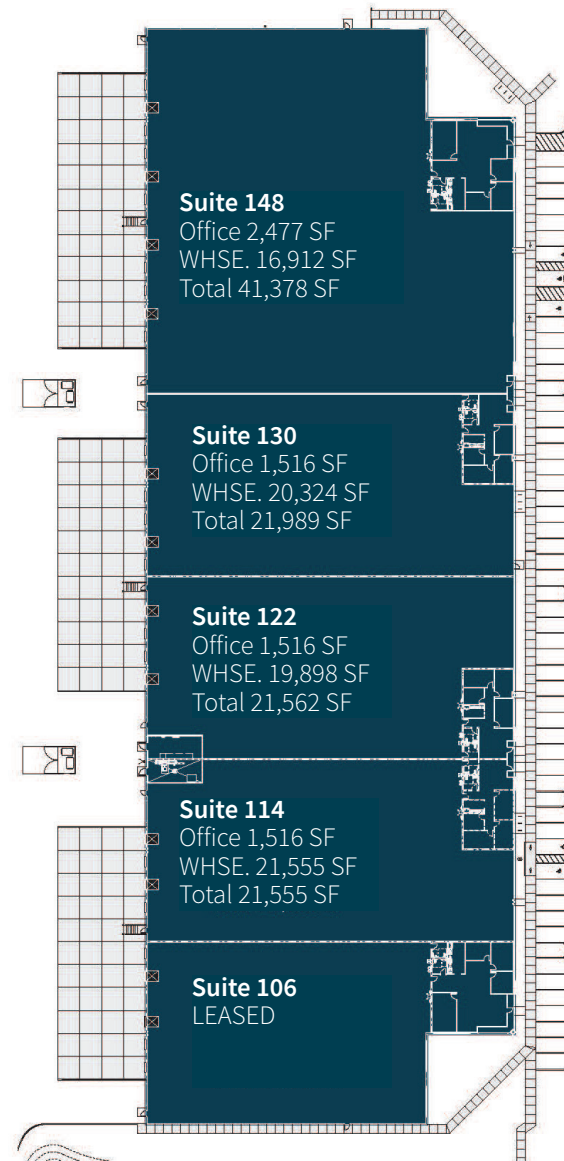
Building A

13550 W Auto Drive, Goodyear, AZ 85338

- ±125,873 SF rear load building
- Divisible to ±21,000 - 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
- ESFR fire sprinkler system with K-16.5 heads
- 135' truck court
- 120 auto parking spaces

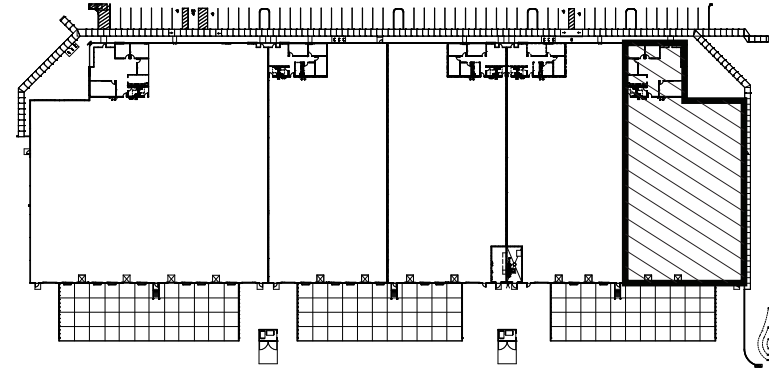
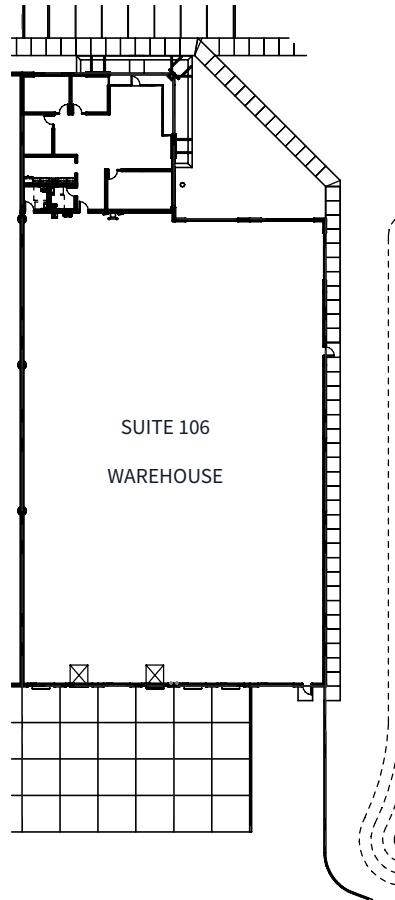
Make-ready improvements

- (4) spec suites ranging from 1,500 – 2,400 SF
- LED lighting
- Warehouse HVAC
- Pit levelers
- Edge of dock levelers
- Full demising walls



Suite 106 - LEASED

- Office: 2,477 SF
- Warehouse: 16,912 SF
- Total: 19,389 SF
- Grade door: 1
- Dock door: 6

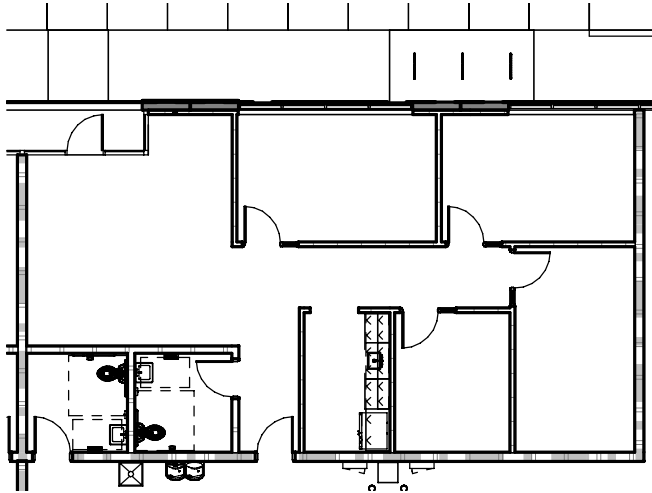
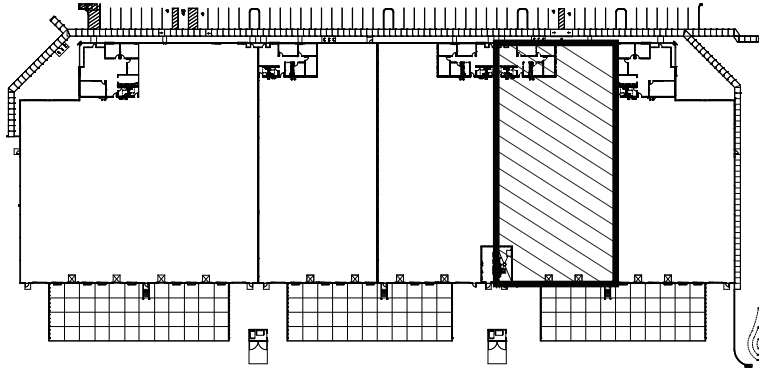
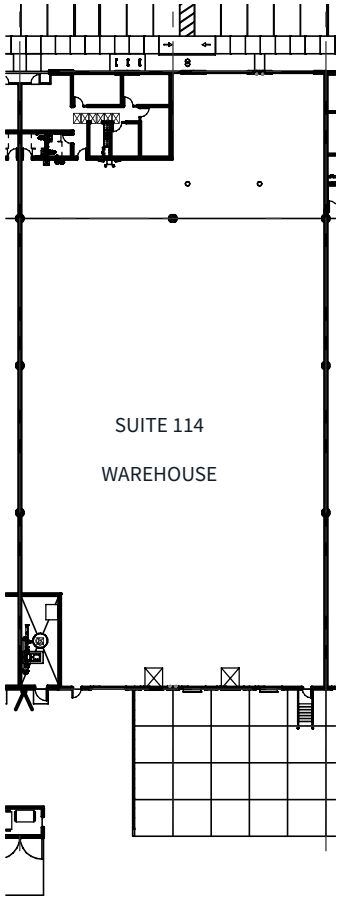


Suite 106
Office 2,477 SF



Suite 114

- Office: 1,516 SF
- Warehouse: 20,039 SF
- Total: 21,555 SF
- Grade door: 1
- Dock door: 4

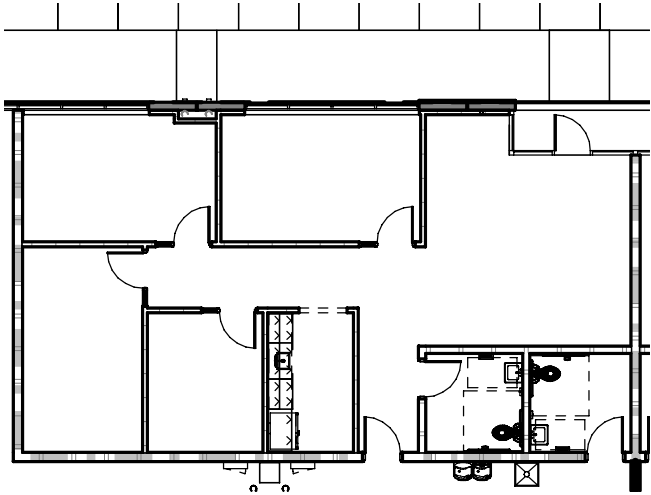
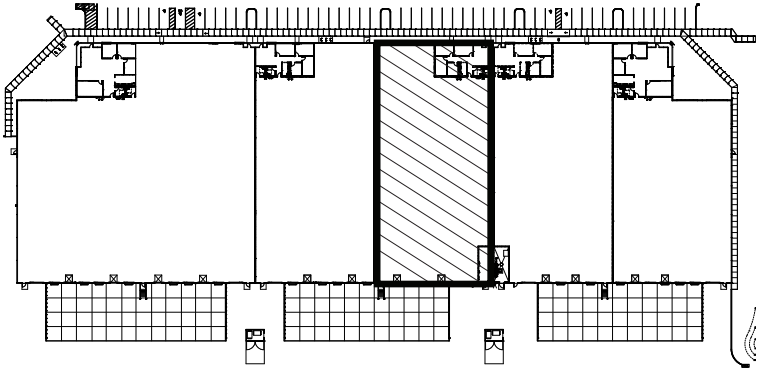
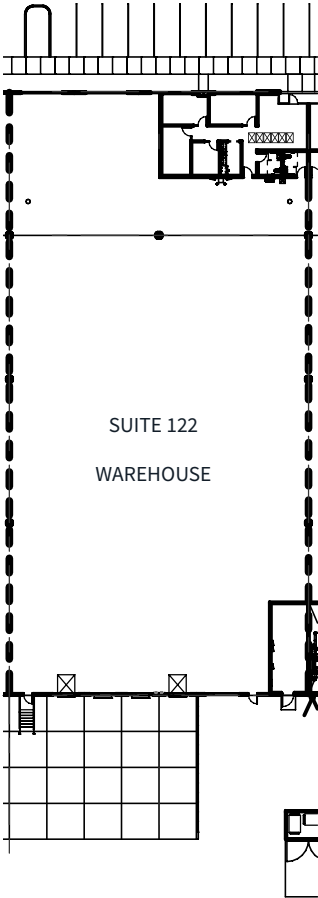


Suite 114
Office 1,516 SF



Suite 122

- Office: 1,516 SF
- Warehouse: 20,046 SF
- Total: 21,562 SF
- Grade door: 1
- Dock door: 4

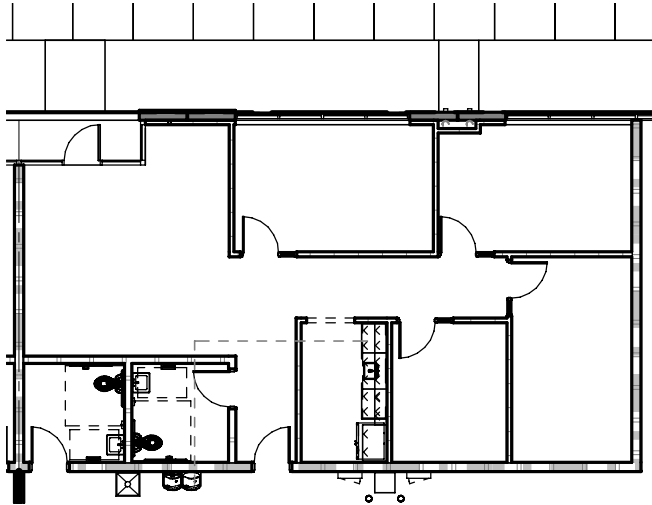
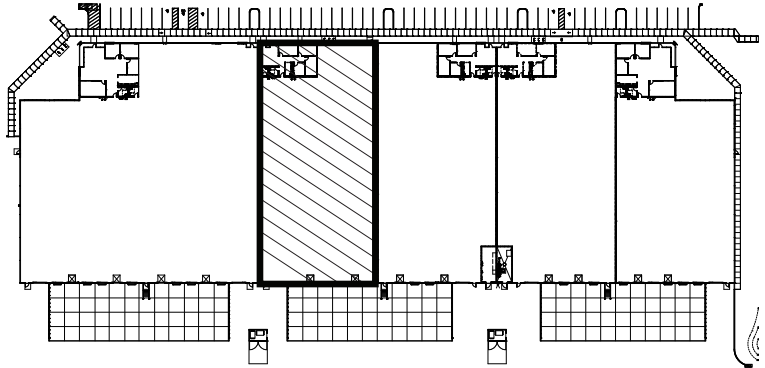
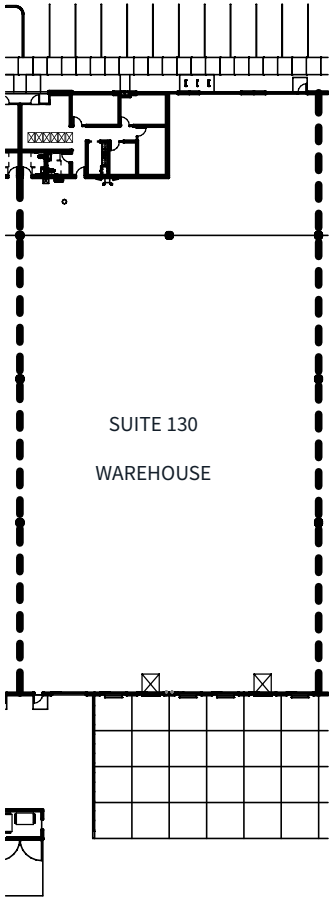


Suite 122
Office 1,516 SF



Suite 130

- Office: 1,516 SF
- Warehouse: 20,473 SF
- Total: 21,989 SF
- Grade door: 1
- Dock door: 6

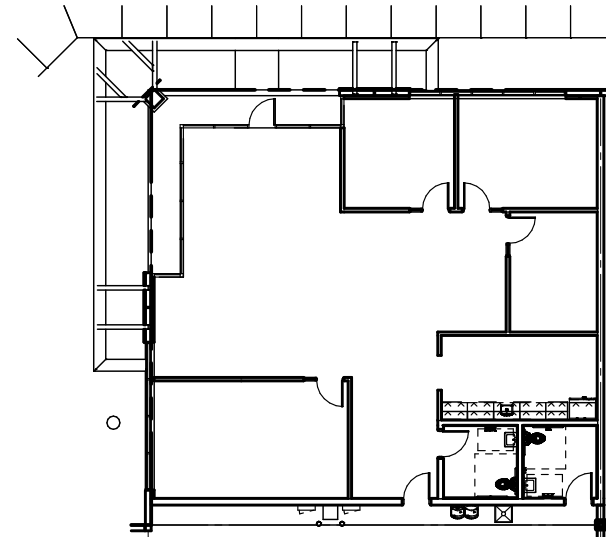
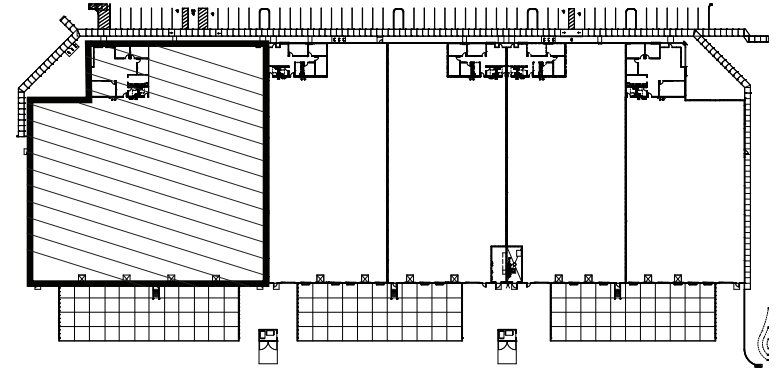
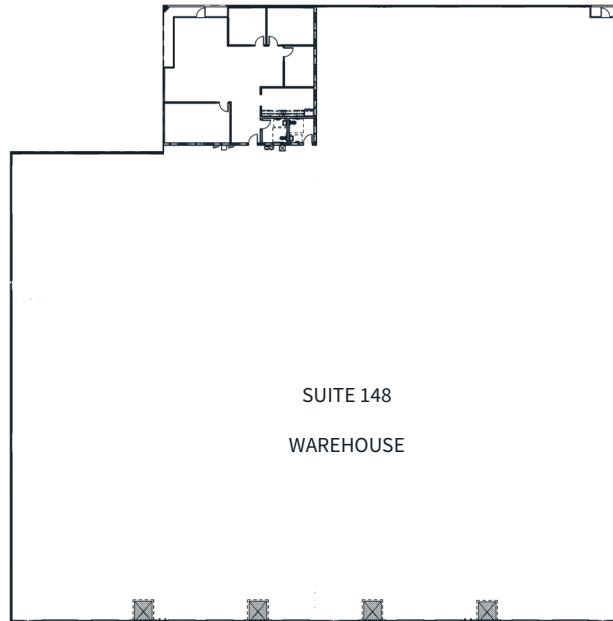


Suite 130
Office 1,516 SF



Suite 148

- Office: 2,477 SF
- Warehouse: 16,912 SF
- Total: 41,378 SF
- Grade door: 1
- Dock door: 6



Suite 148

Office 2,477 SF



Building B

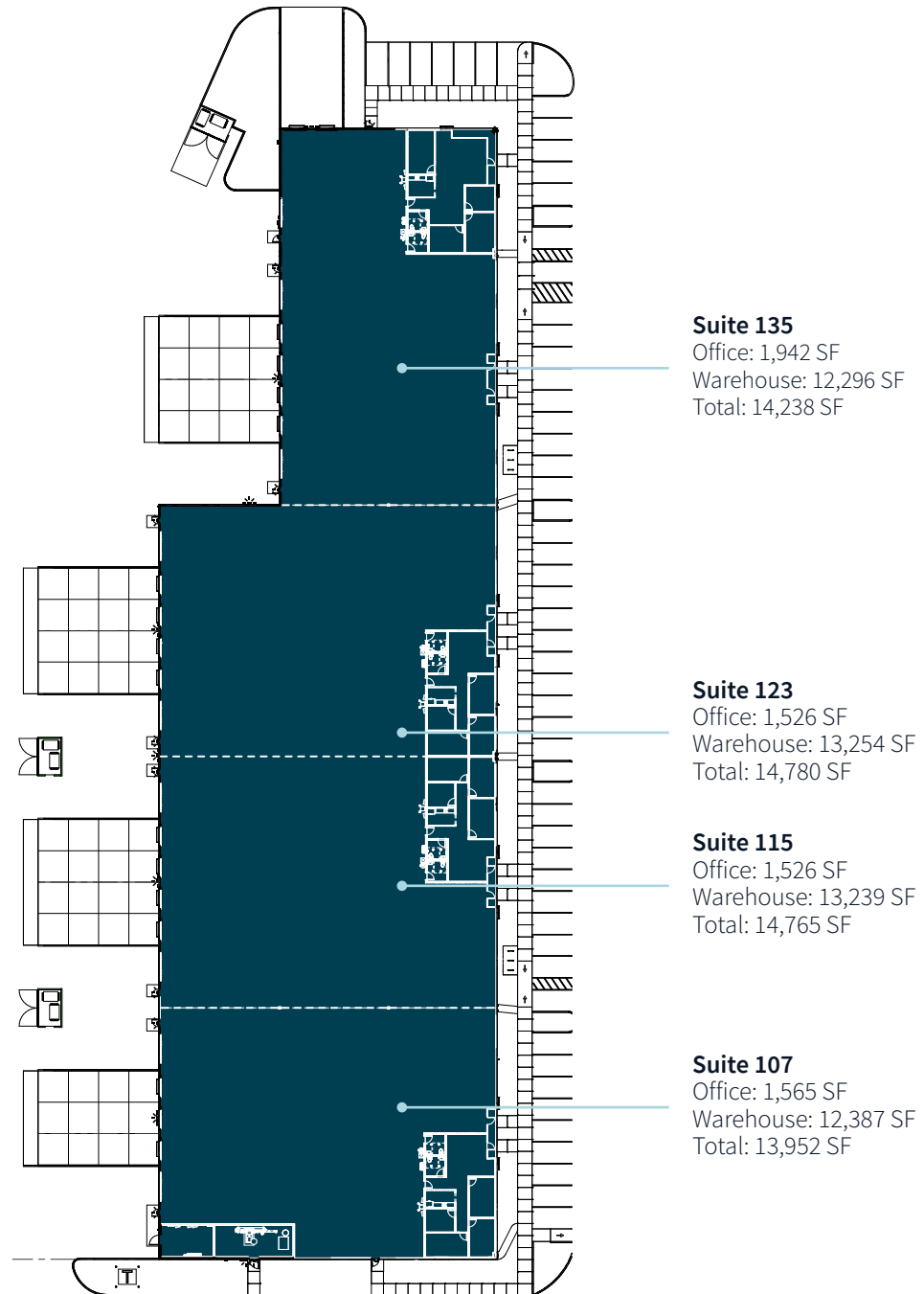
Under construction - delivers March 2026

13585 W Auto Drive, Goodyear, AZ 85338

- ±57,720 SF rear load building
- Divisible to ±14,000 -15,000 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

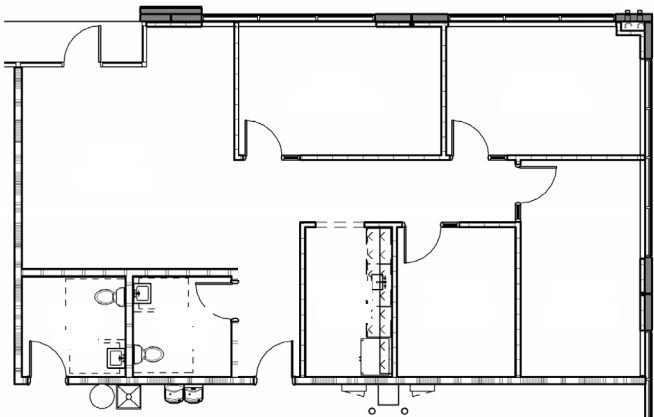
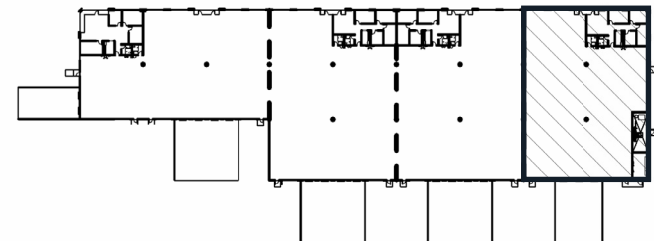
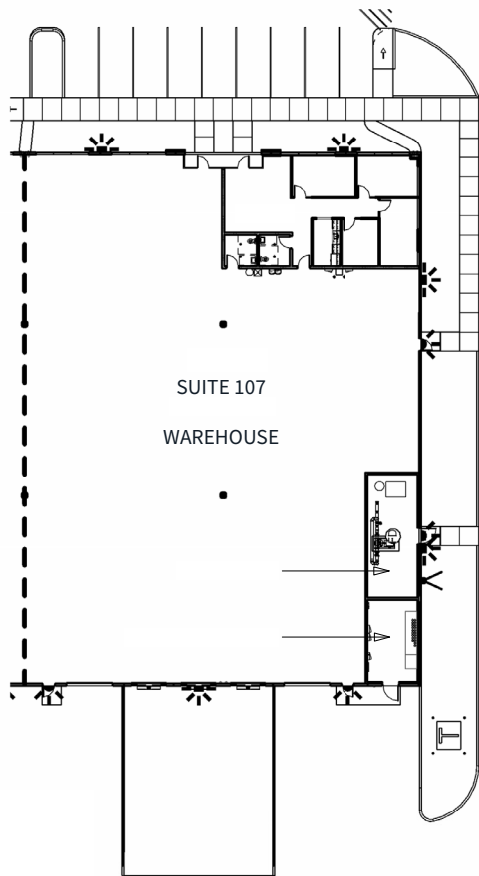
Make-ready improvements

- (4) spec offices ranging from 1,500 – 1,900 SF
- LED lighting
- Warehouse HVAC
- (17) edge of dock levelers
- Full demising walls



Suite 107

- Office: 1,565 SF
- Warehouse: 12,387 SF
- Total: 13,952 SF
- Grade door: 2
- Dock door: 3

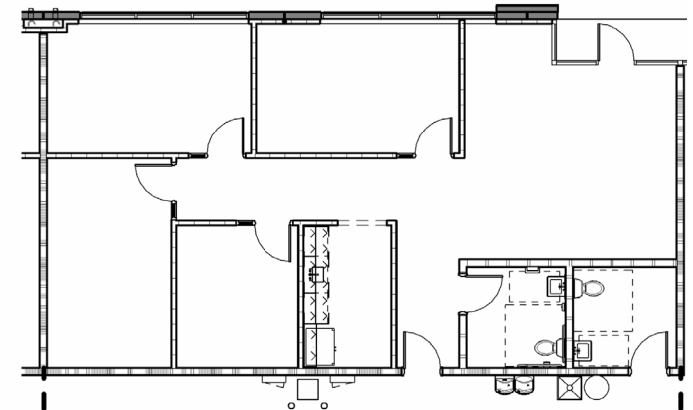
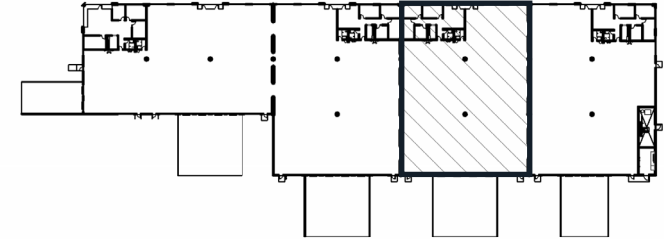
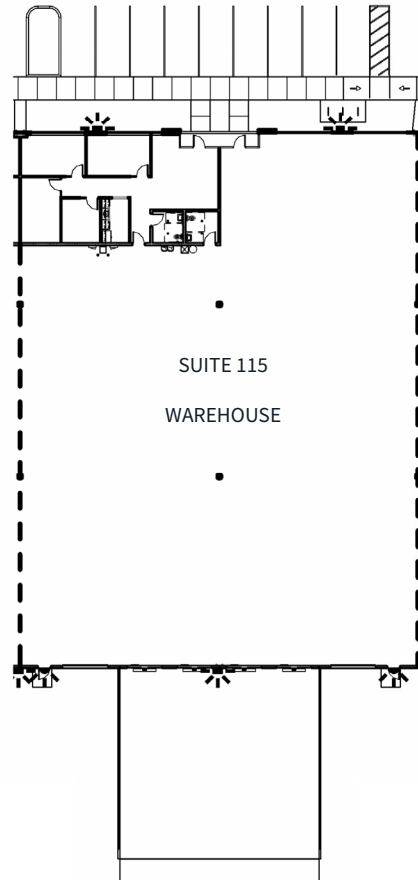


Suite 107
Office: 1,565 SF



Suite 115

- Office: 1,526 SF
- Warehouse: 13,239 SF
- Total: 14,765 SF
- Grade door: 2
- Dock door: 4



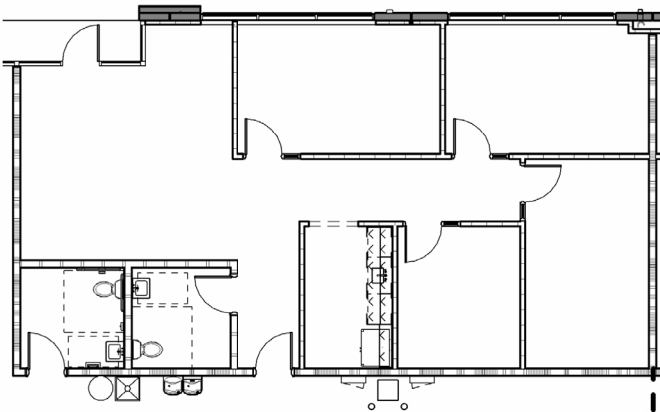
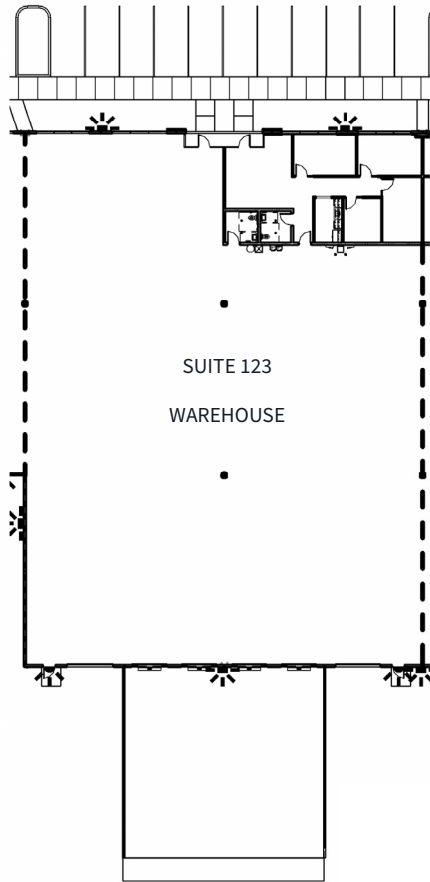
Suite 115

Office: 1,526 SF



Suite 123

- Office: 1,526 SF
- Warehouse: 13,254 SF
- Total: 14,780 SF
- Grade door: 2
- Dock door: 4

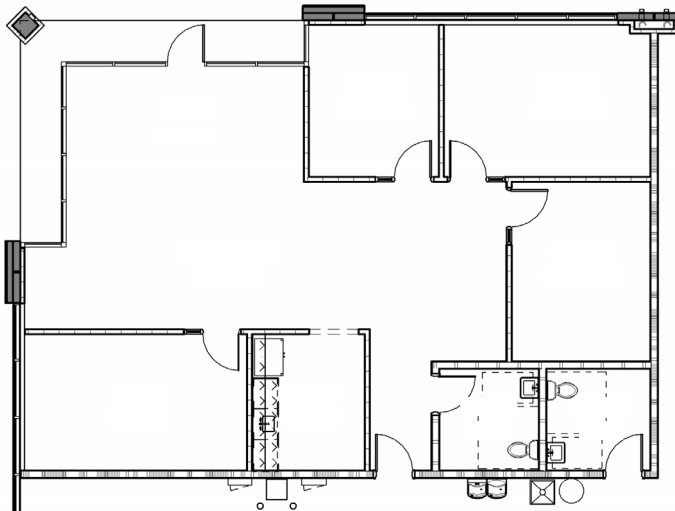
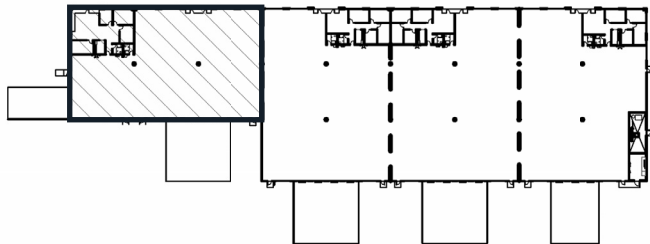
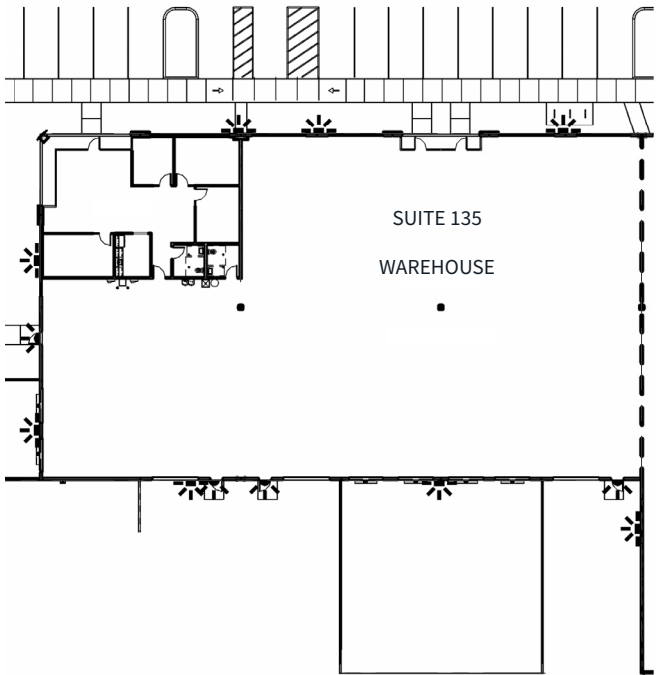


Suite 123
Office: 1,526 SF



Suite 135

- Office: 1,942 SF
- Warehouse: 12,296 SF
- Total: 14,238 SF
- Grade door: 3
- Dock door: 6



Suite 135
Office: 1,942 SF



Building C

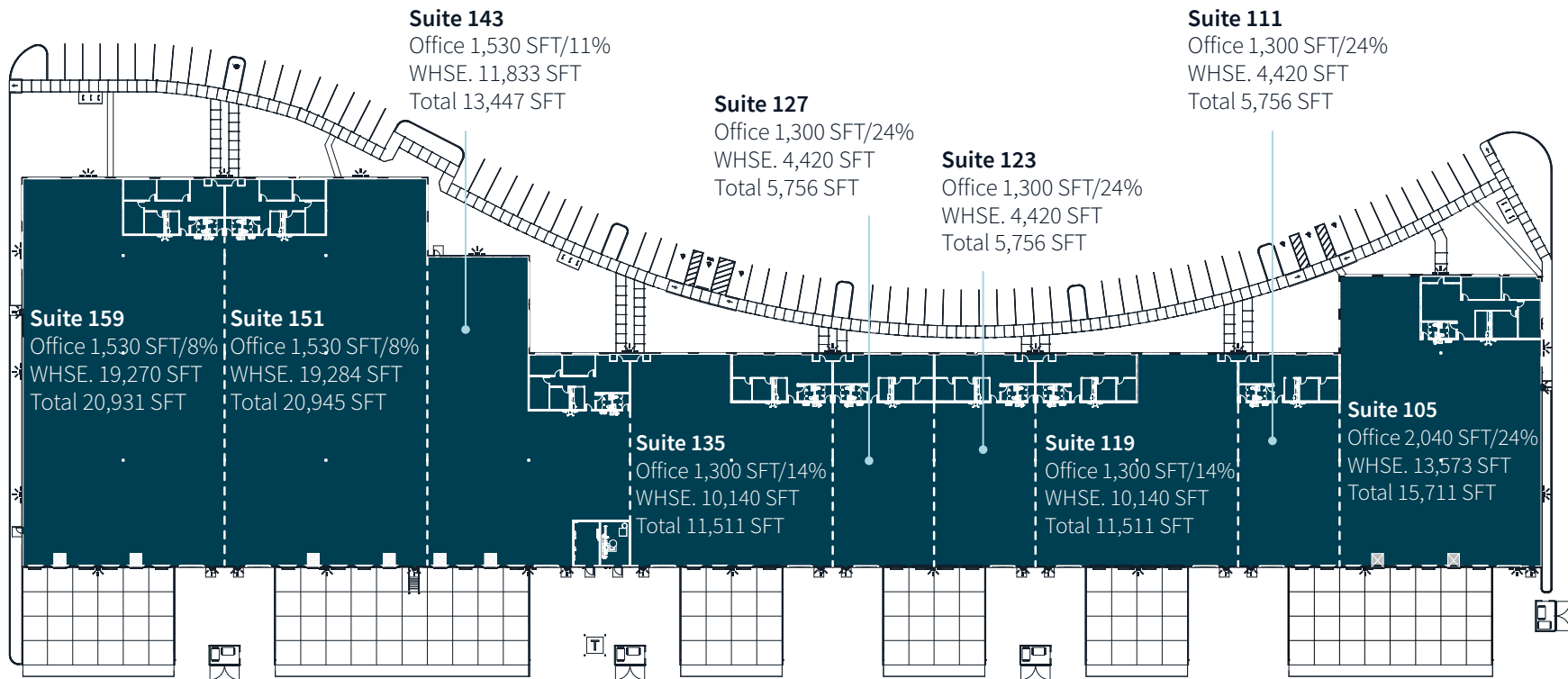
Under construction - delivers March 2026

13635 W Auto Drive, Goodyear, AZ 85338

- ±111,280 SF rear load building
- Divisible to ±5,750 - 20,900 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

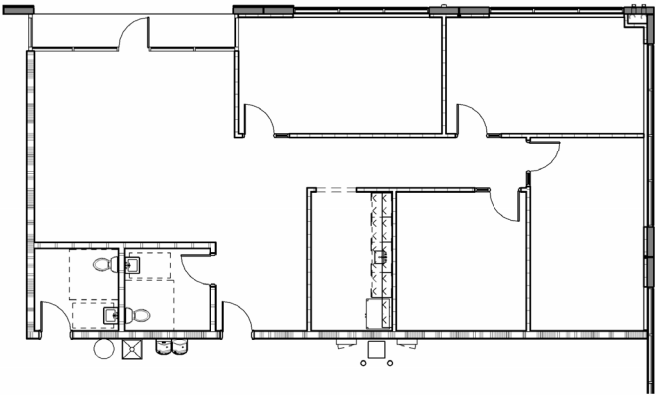
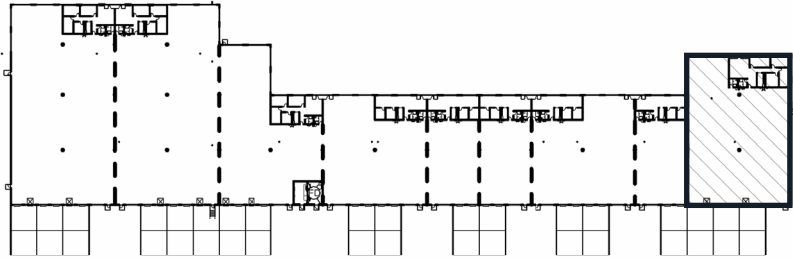
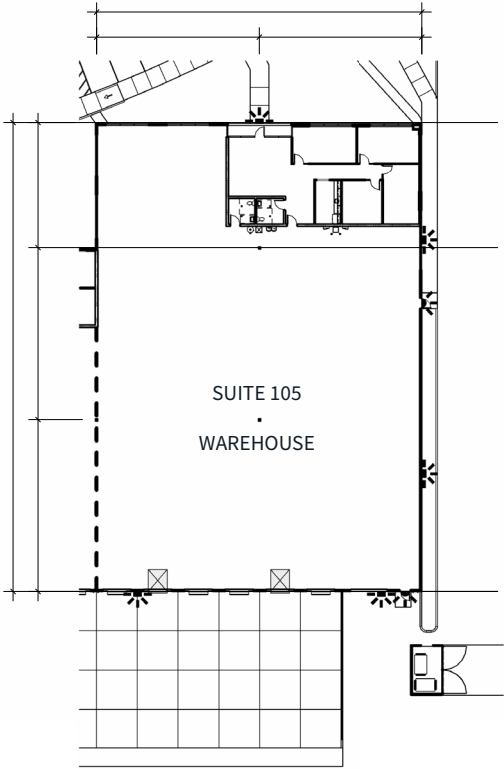
Make-ready improvements

- (9) spec offices ranging from 1,300 – 2,000 SF
- LED lighting
- Warehouse HVAC
- (12) pit levelers
- (19) edge of dock levelers
- Full demising wall



Suite 105

- Office: 2,040 SF
- Warehouse: 13,573 SF
- Total: 15,711 SF
- Grade door: 1
- Dock door: 6

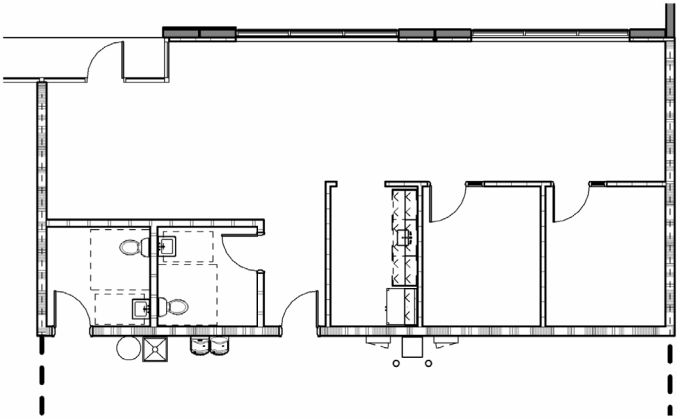
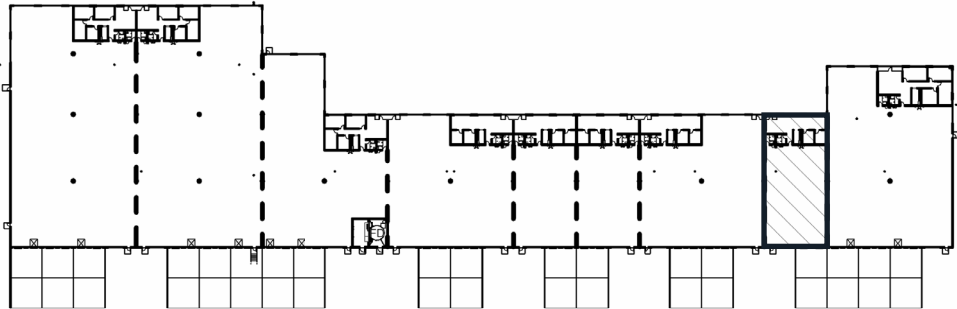
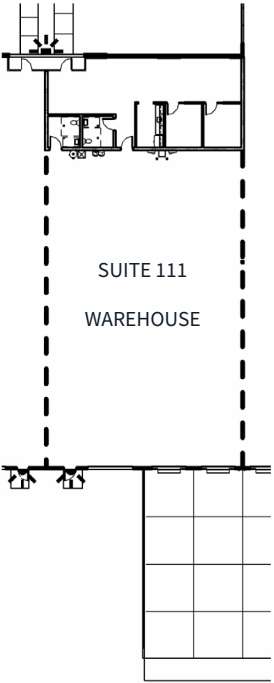


Suite 105
Office: 2,040 SF



Suite 111

- Office: 1,300 SF
- Warehouse: 4,420 SF
- Total: 5,756 SF
- Grade door: 1
- Dock door: 2

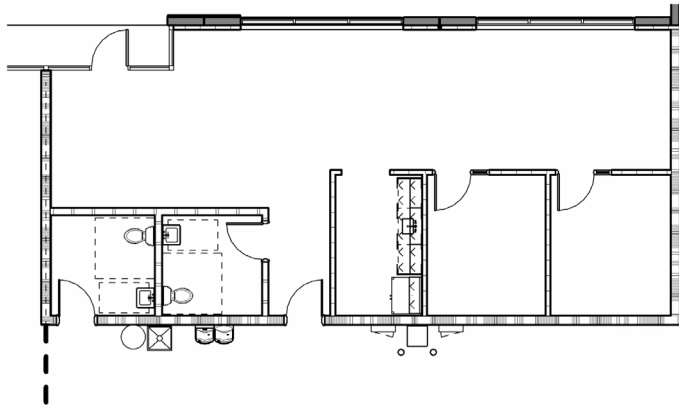
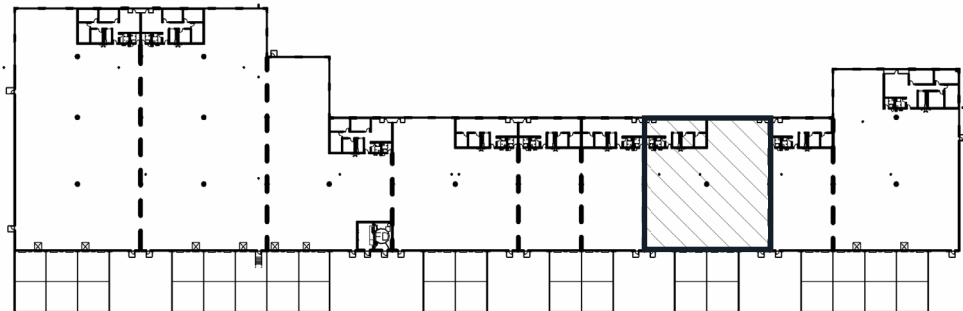
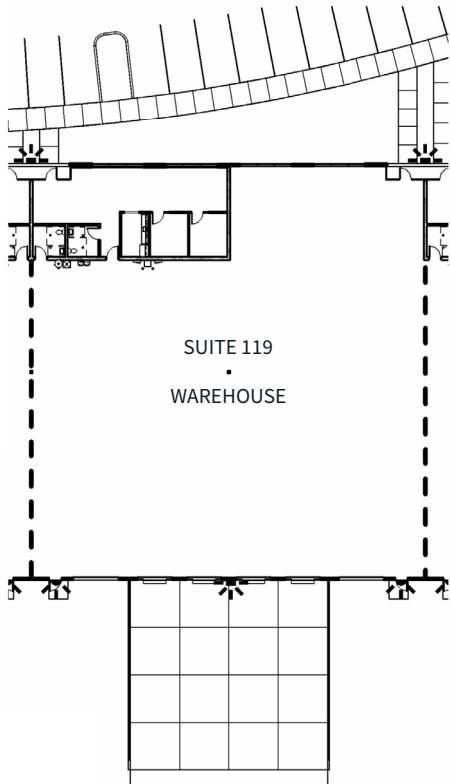


Suite 111
Office: 1,300 SF



Suite 119

- Office: 1,300 SF
- Warehouse: 10,140 SF
- Total: 11,511 SF
- Grade door: 2
- Dock door: 4

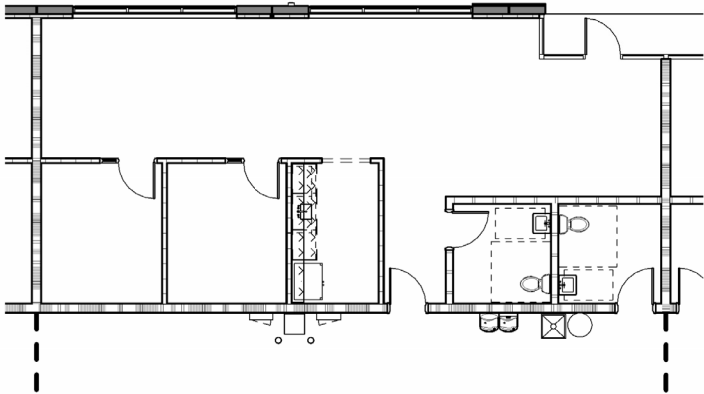
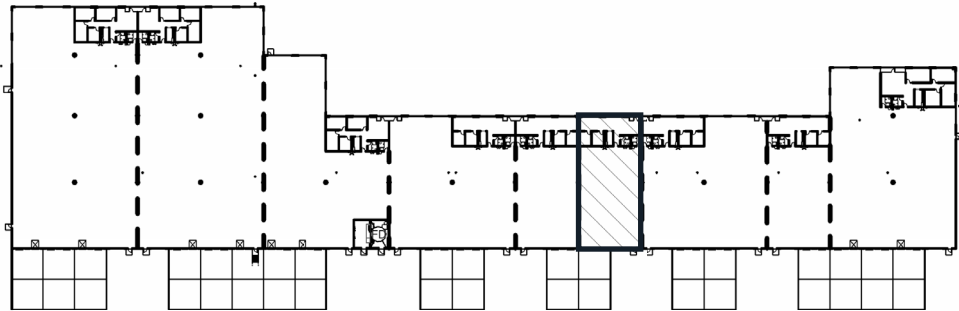
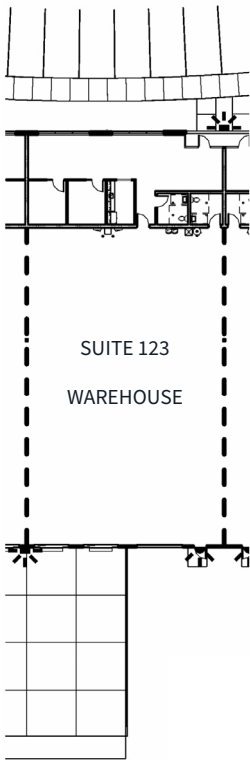


Suite 119
Office: 1,300 SF



Suite 123

- Office: 1,300 SF
- Warehouse: 4,420 SF
- Total: 5,756 SF
- Grade door: 1
- Dock door: 2

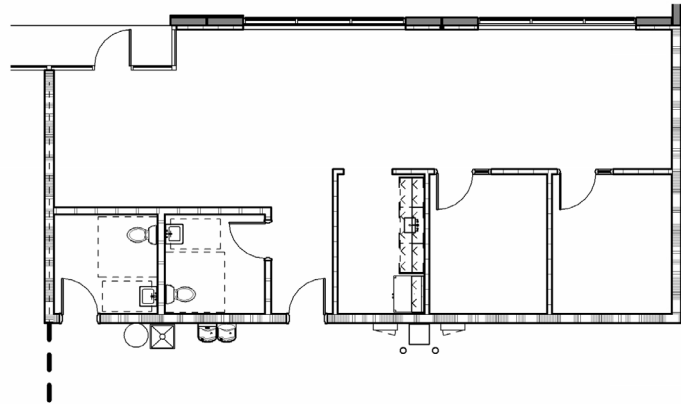
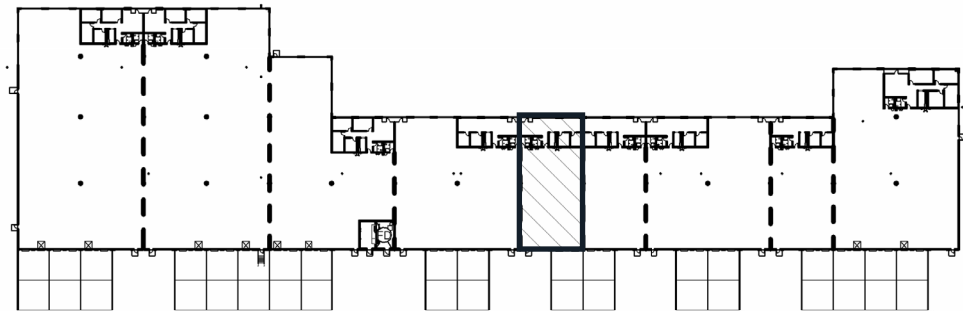
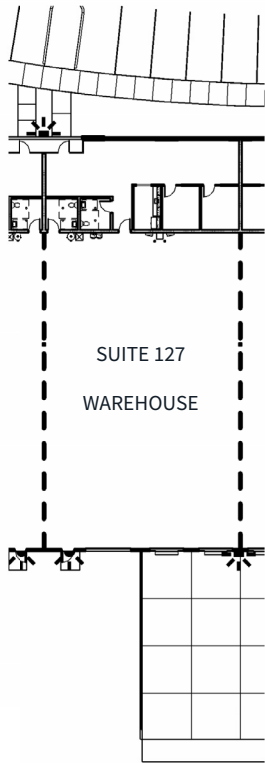


Suite 123
Office: 1,300 SF



Suite 127

- Office: 1,300 SF
- Warehouse: 4,420 SF
- Total: 5,756 SF
- Grade door: 1
- Dock door: 2

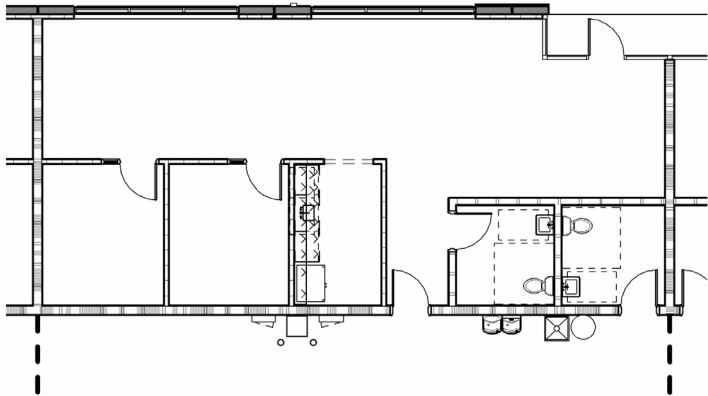
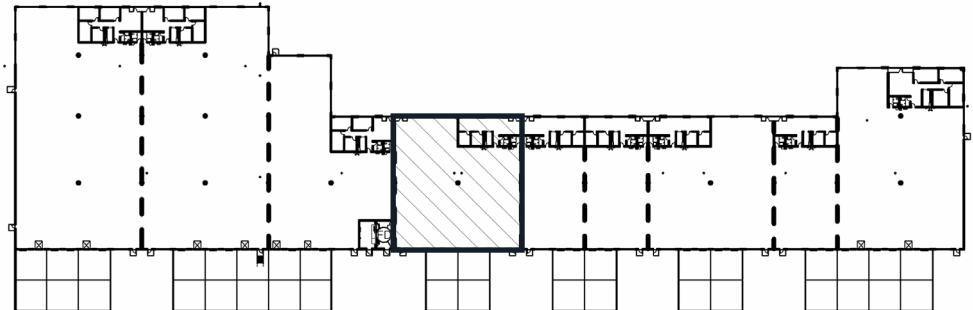
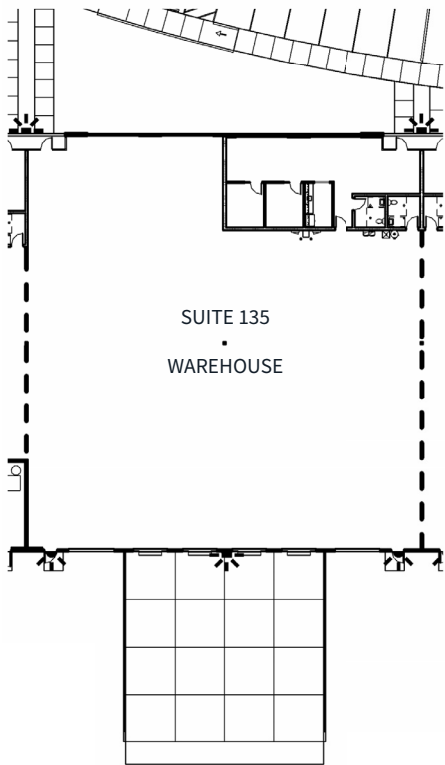


Suite 127
Office: 1,300 SF



Suite 135

- Office: 1,300 SF
- Warehouse: 10,140 SF
- Total: 11,511 SF
- Grade door: 2
- Dock door: 4

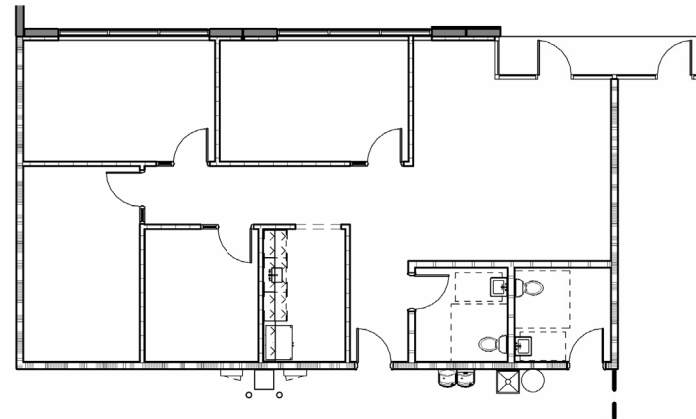
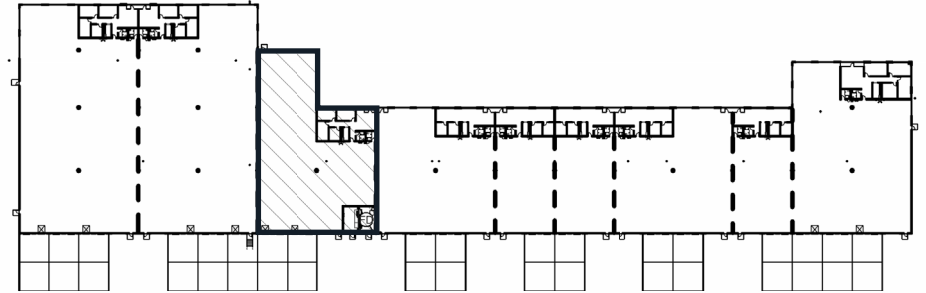
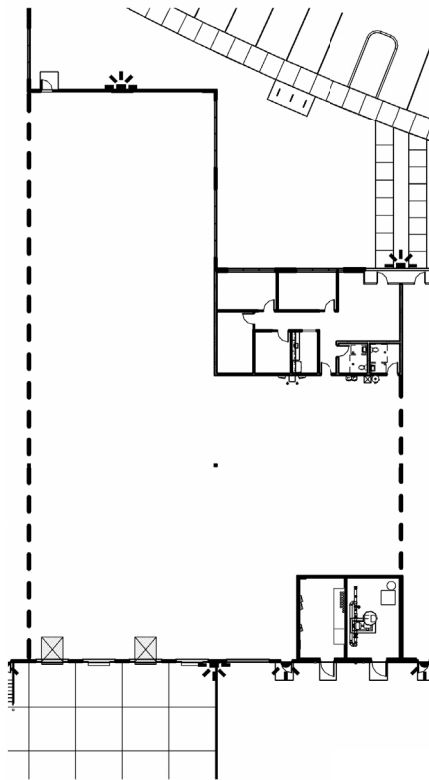


Suite 135
Office: 1,300 SF



Suite 143

- Office: 1,530 SF
- Warehouse: 11,833 SF
- Total: 13,447 SF
- Grade door: 1
- Dock door: 4

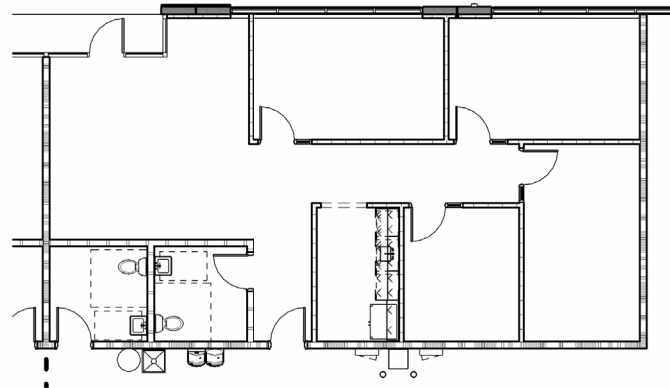
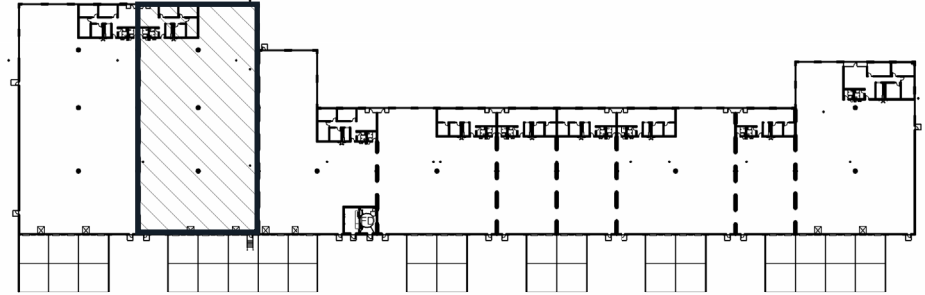
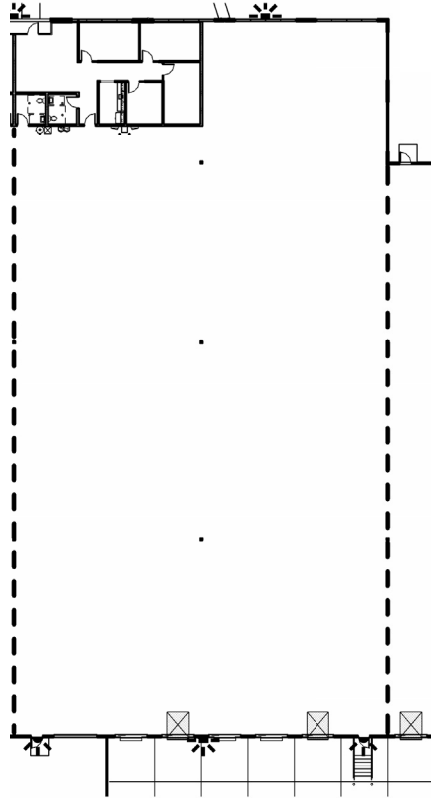


Suite 143
Office: 1,530 SF



Suite 151

- Office: 1,530 SF
- Warehouse: 19,284 SF
- Total: 20,945 SF
- Grade door: 1
- Dock door: 5

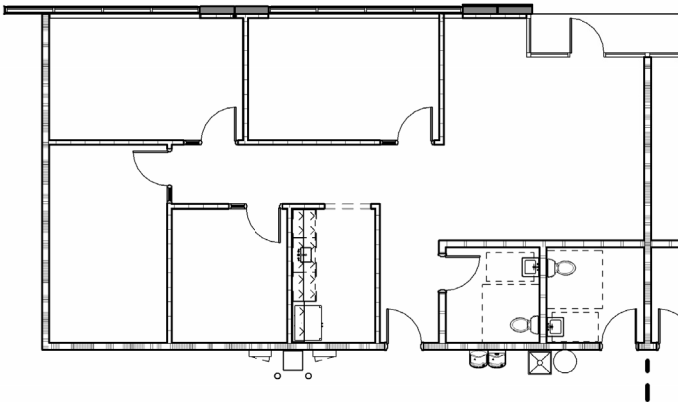
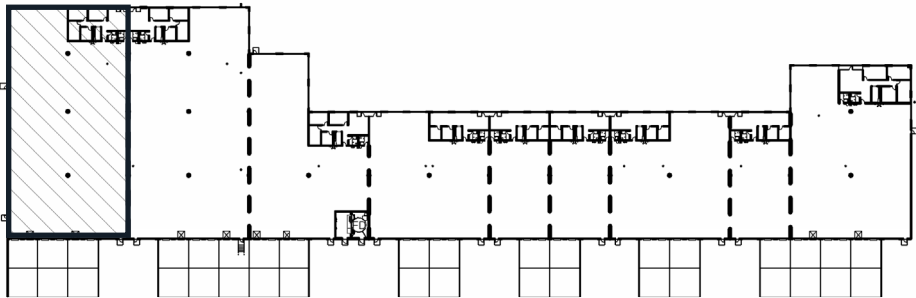
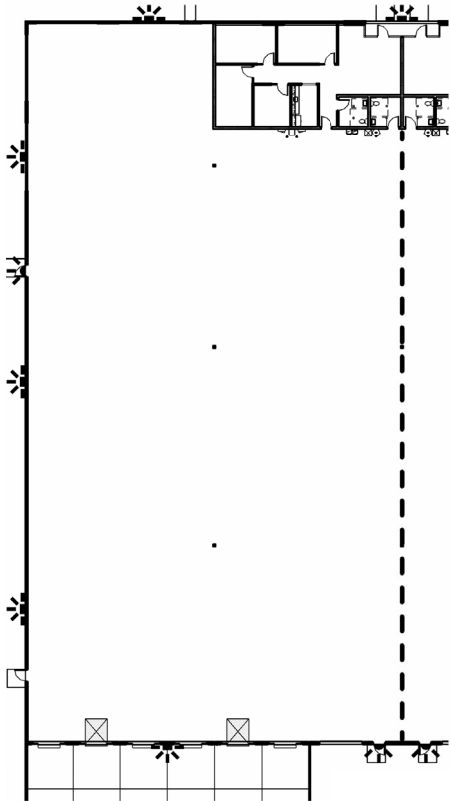


Suite 151
Office: 1,530 SF



Suite 159

- Office: 1,530 SF
- Warehouse: 19,270 SF
- Total: 20,931 SF
- Grade door: 1
- Dock door: 6



Suite 159
Office: 1,530 SF





Nearby retail amenities



2 minutes/0.5 mile

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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