

SEC 99TH AVENUE
& BUCKEYE ROAD

99TH AVENUE

LOGISTICS CENTER

BUILDING 1

1777 S 99TH AVE

±54,126 SF

99TH AVENUE

JA SOLAR

JA SOLAR

WILDECK



3-BUILDING

INDUSTRIAL DEVELOPMENT

BUILDING 1 ±54,126 SF | **BUILDING 2** - LEASED | **BUILDING 3** - LEASED

MIKE HAENEL | Executive Vice Chair | +1 602 224 4404 | mike.haenel@cushwake.com

ANDY MARKHAM, SIOR | Executive Vice Chair | +1 602 224 4408 | andy.markham@cushwake.com

PHIL HAENEL | Vice Chair | +1 602 224 4409 | phil.haenel@cushwake.com



PROPERTY FEATURES

- ±76.34 Total Acres
- Zoning: CP/GCP (Industrial)
- Direct Access To/From I-10
(on 99th Ave. – 1.7 Miles, 3 Minutes)
- I-10 Interstate Full Diamond Interchanges at 99th Avenue, 91st Avenue, and 107th Avenue
- 7 Points of Ingress/Egress



99TH AVENUE

OFFICE
3,212 SF



260'



BLDG 1
±54,126 SF

270'

50'
TYP.



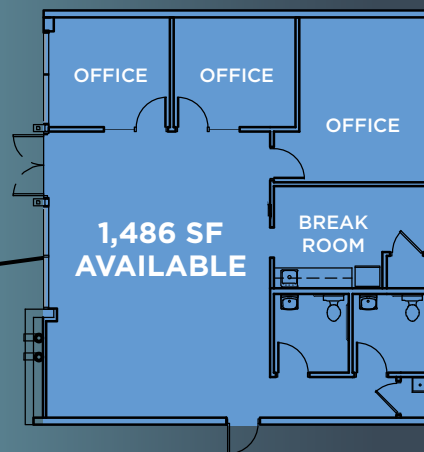
WILDECK

52'

DURANGO STREET

BUILDING 1

1777 S 99TH AVENUE



- ±54,126 SF (Divisible)
- Clear Height: 32'
- 9 Dock High Door (12' x 14')
- Power: 500 amps
- 2 Grade Level Doors
- Bay Spacing: 50' X 52' (60' X 52' at Speed Bay)
- 7" Floor Slab Over 4" ABC Unreinforced Slab
- R-30 Insulation with White Scrim
- 1,486 SF Spec Office Suite (NW Corner)
 - Warehouse exterior wall insulation (above 10')
 - Two (2) 35,000 lb capacity mechanical pit levelers
 - Code-min warehouse ventilation system
 - High-bay LED warehouse lighting with motion sensors
 - Demising wall and remote warehouse restrooms designed/ permitted in case needed

99TH AVENUE
LOGISTICS CENTER



STRATEGIC LOCATION



3 MILES
TO THE I-10



319 AMENITIES
WITHIN 3 MILES



20 MINUTES
TO PHX SKY HARBOR AIRPORT



40% LESS
OFFERS UP TO 40% LESS
OPERATIONAL COSTS THAN
CALIFORNIA



216,659
TOTAL RESIDENTIAL POPULATION
IN A 5-MILE RADIUS



TOP 5
STATE FOR PROJECTED GROWTH
PROSPECTS (FORBES)

SAN FRANCISCO
753 MI - 12.1 HRS

RENO
744 MI - 12.3 HRS

SALT LAKE CITY
652 MI - 10.7 HRS

DENVER
909 MI - 13.3 HRS

LAS VEGAS
296 MI - 5.0 HRS

LOS ANGELES
372 MI - 6.0 HRS

SAN DIEGO
355 MI - 5.6 HRS

99TH AVENUE
LOGISTICS CENTER

ALBUQUERQUE
465 MI - 6.9 HRS

TUCSON
118 MI - 1.9 HRS

**MARIPOSA
PORT OF ENTRY**
179 MI - 2.7 HRS

EL PASO
432 MI - 6.4 HRS

DALLAS
1,067 MI - 15.6 HRS

HOUSTON
1,178 MI - 17.2 HRS

**1-2 DAY
DELIVERY ZONE**



99TH AVENUE

— LOGISTICS CENTER



Mike Haenel

Executive Vice Chair
+1 602 224 4404
mike.haenel@cushwake.com

Andy Markham, SIOR

Executive Vice Chair
+1 602 224 4408
andy.markham@cushwake.com

Phil Haenel

Vice Chair
+1 602 224 4409
phil.haenel@cushwake.com

2555 E Camelback Rd, Suite 400 | Phoenix, AZ 85016 | ph +1 602 954 9000 | fax +1 602 253 0528 cushmanwakefield.com



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