

DOVE RANCH 202

BUSINESS CENTER



2 BUILDINGS

168,164 SF - 358,498 SF



PHASE I BREAKING GROUND
Q3 2026

FOR LEASE
FOR SALE
BUILT TO SUIT

SITE PLAN

PHASE I

BUILDING 1 - 168,164 SF

BUILDING 2 - 190,334 SF

+ LOCATION

SWC West Dobbins Road & 65th Avenue

+ VISIBILITY & ACCESS

Loop 202 visibility

Full diamond interchange at
Dobbins Road & Loop 202

+ CORPORATE NEIGHBORS

Amazon, Huhtamaki, Anderson Windows,
Blue Buffalo, Macy's, Microsoft, Walmart,
Fairlife, Cardinal Glass

+ UTILITY PROVIDERS

Water/Sewer: City of Phoenix

Power: APS

Gas: Southwest Gas

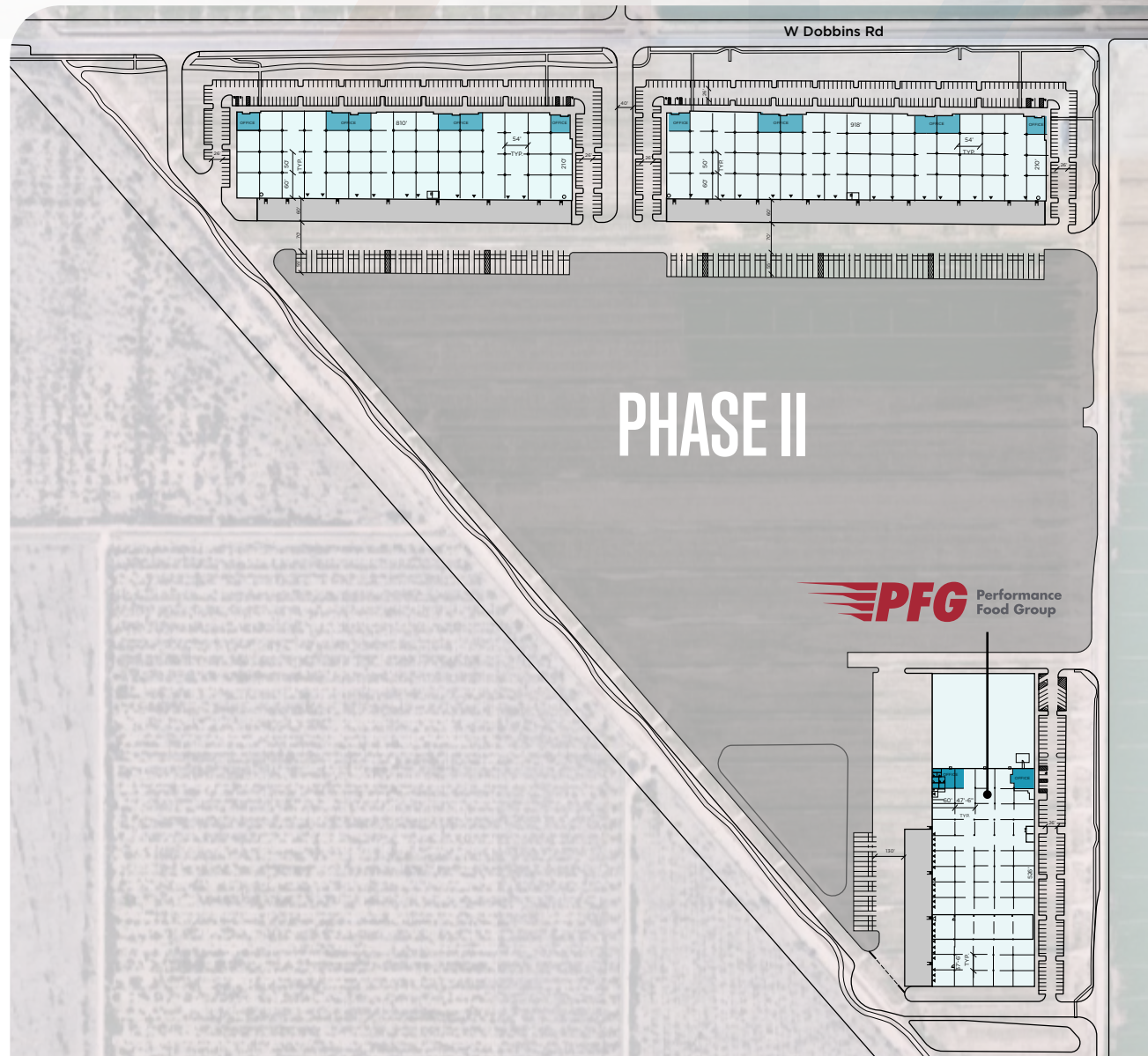
Fiber: Cox & Century Link

+ ADDITIONAL BUILDING SPECS

Clear Height: 36'

Column Spacing: 50'x60'

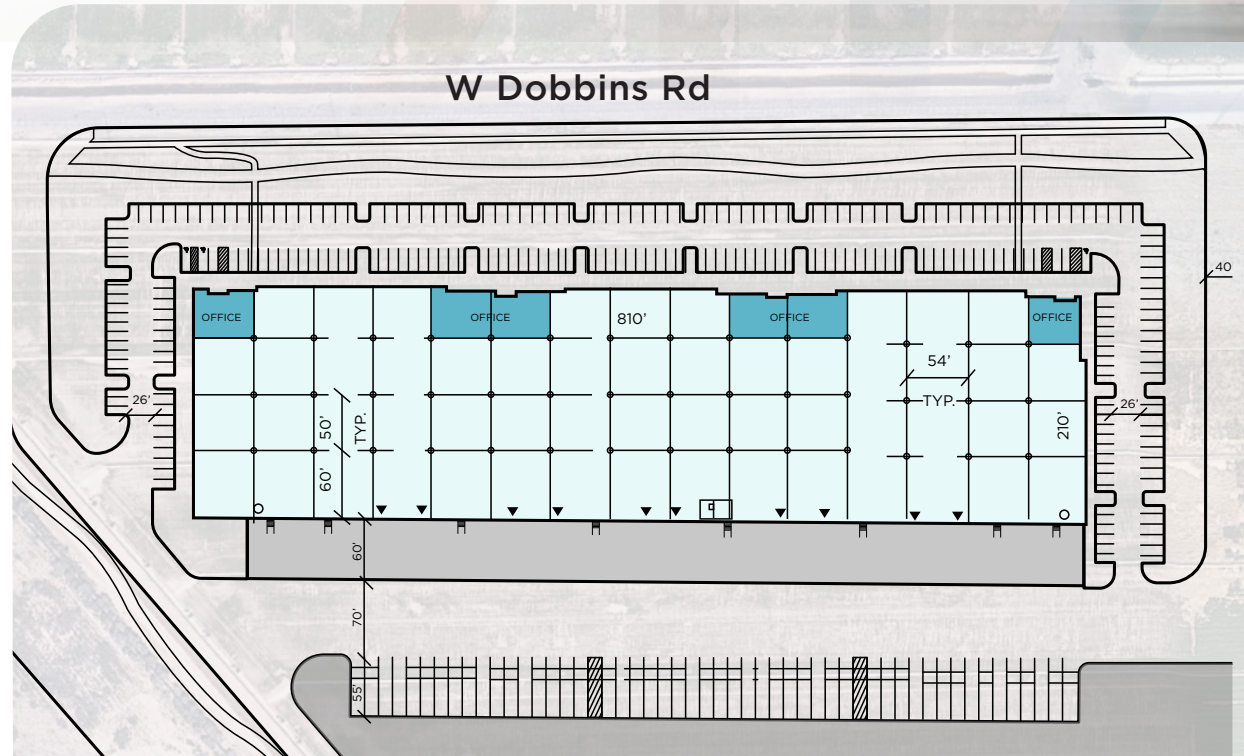
Depth: 210'



PHASE I

BUILDING 1

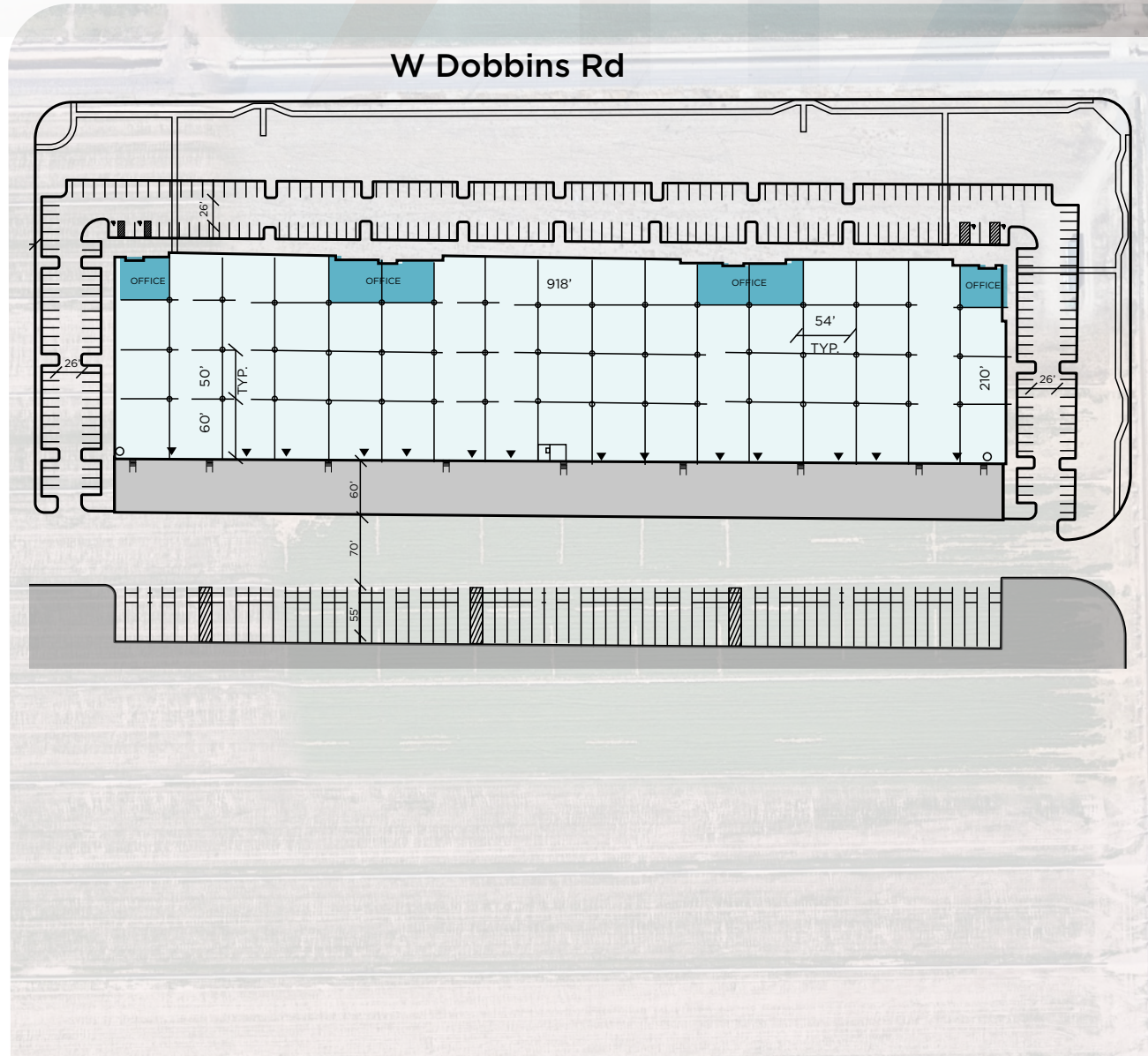
- + BUILDING SIZE
168,164 SF
- + SPEC OFFICE SIZE
2,500 SF
- + BUILDING DEPTH
210'
- + COLUMN SPACING
50' x 60'
- + CLEAR HEIGHT
36'
- + POWER
3,000 Amps
- + LIGHTING
LED
- + DOCK HIGH DOORS
46
- + GRADE-LEVEL DOORS
2
- + PARKING
Auto: 268
Trailer: 53
Full concrete truck courts



PHASE II

BUILDING 2

- + BUILDING SIZE
190,334 SF
- + SPEC OFFICE SIZE
2,500 SF
- + BUILDING DEPTH
210'
- + COLUMN SPACING
50' x 60'
- + CLEAR HEIGHT
36'
- + POWER
3,000 Amps
- + LIGHTING
LED
- + DOCK HIGH DOORS
76
- + GRADE-LEVEL DOORS
2
- + PARKING
Auto: 310
Trailer: 73
Full concrete truck courts





STRATEGIC LOCATION

With direct access to Loop 202 and immediate proximity to I-10 - one of the nation's most critical east-west freight arteries - Dove Ranch 202 is in the epicenter of the Greater Phoenix logistics network. Achieve unrivaled connectivity to regional distribution hubs, major ports, and transcontinental shipping lanes and Phoenix Sky Harbor International Airport. The southwest Valley's rapidly expanding workforce and robust infrastructure make this an ideal staging point for last-mile delivery, regional distribution, and large-scale manufacturing alike.

#1

for Startups (2025)

#4

in Job Growth (Coworking
Cafe, 2019-2023)

#7

Best Airport
(USA Today, 2025)

#25

Best Cities in America
(Resonance)

#4

Best Metro for Young
Professionals (Forbes)

#16

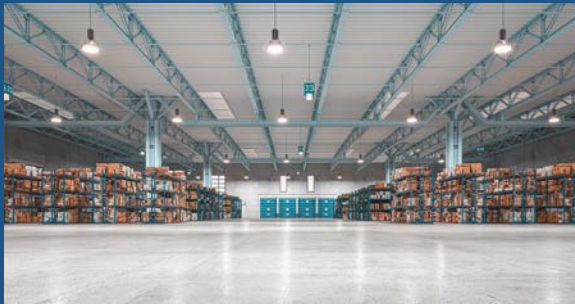
Best Big City to Live (Business
Insider 2026)

NEARBY DESTINATIONS



METRO PHOENIX INDUSTRIAL MARKET

- + **FOURTH**
Maricopa is the fourth fastest-growing county in the country
- + **HALF**
Maricopa County makes up more than half of Arizona's population
- + **57K+**
Maricopa County added 57,471 residents in 2024
- + **150+**
157 people move to Maricopa County every single day



- 56 consecutive quarters of positive net absorption in the Metro Phoenix industrial market
- Over 25 MSF of industrial growth in the past year
- Q2 2025 net absorption: approximately 2,464,395 SF

KEY DRIVERS OF DEMAND

- Deep pool of affordable labor
- Reliable and cost-effective power sources
- Affordable housing options supporting workforce availability
- Access to 40 million consumers within a one-day truck drive

MARKET DYNAMICS

- Strong tenant demand continues to place downward pressure on vacancy and push rental rates upward
- Development pipeline dominated by warehouse projects
- Continued inventory growth needed to meet expanding occupier demand

STRATEGIC ADVANTAGE

- Warehouse and distribution facilities provide closer proximity to customers, helping reduce costs and improve service levels
- Phoenix benefits from the shortage of functional, cost-effective Class A distribution space in California

DOVE RANCH 202

BUSINESS CENTER

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