

# FAIRWAY

## COMMERCE CENTER

WESTFIELD



12250 WEST CORPORATE DRIVE, AVONDALE, AZ 85323

# 450,260 SF - DIVISIBLE

Jones Lang LaSalle Americas, Inc. License #: CO508577000



# PROPERTY FEATURES

- $\pm 450,260$  SF divisible to 225,130 SF
- 39' - 3 1/8" racking clear height
- 520' x 840' building dimensions
- 50' x 56' column spacing with 60' speed bays
- 319 auto parking stalls
- 109 trailer parking stalls
- 190' and 180' truck courts, 100% concrete and secured
- (83) dock high doors; (4) grade level doors
- ESFR sprinkler system
- 7200A, 277/480V, 3 phase (SRP)
- R-38 insulation, single ply, 60 mil, TPO roof
- 7" reinforced slab
- Clerestory windows

## BASE BUILDING MAKE READY IMPROVEMENTS

- $\pm 2,725$  SF spec office
- Remote warehouse restrooms
- (24) 40k lb mechanical pit levelers
- LED warehouse lighting on 15' whips with motion sensors
- Warehouse HVAC package
- R-11 wall insulation system at 10' to roof deck
- Full notification fire alarm system complete with strobes and horns



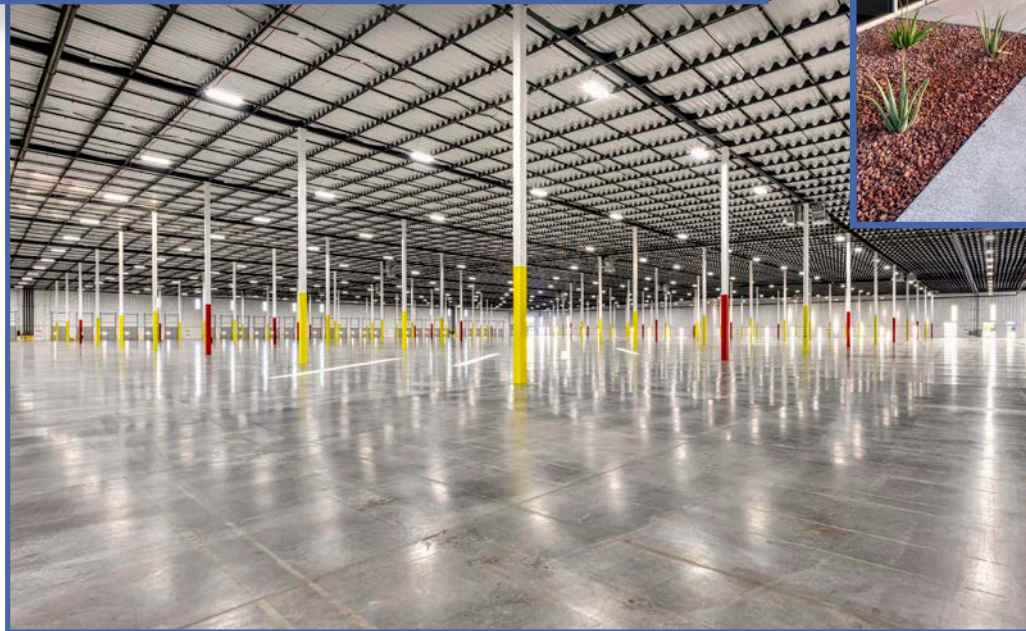
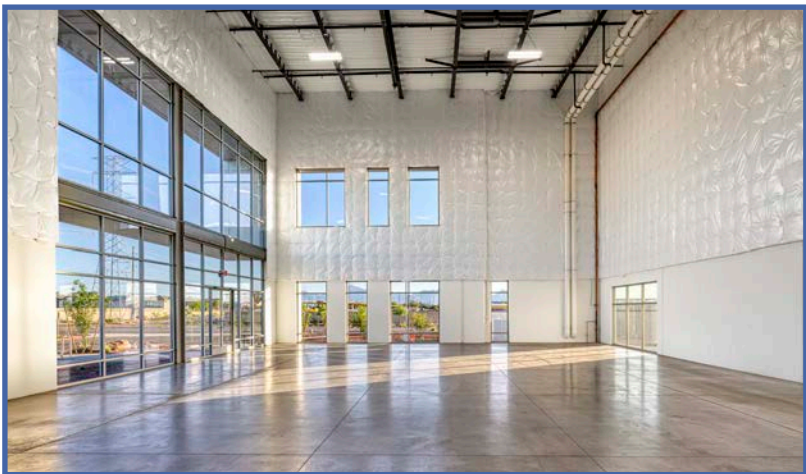
**0 MINUTES / .15 MILES**  
to Interstate 10 full diamond  
interchange via Fairway Drive

**20 MINUTES / 19 MILES**  
to Phoenix Sky Harbor  
International Airport

**4.5 HOURS / 315 MILES**  
to Inland Empire, California

**5.5 HOURS / 367 MILES**  
to Ports of Long Beach / Los  
Angeles





# GREATER PHOENIX

**4.9M** Phoenix has the 12th largest metropolitan area in the U.S. with 4.9M people and is projected to grow more than 42% over the next 15 years

**36%** Greater Phoenix operating costs average up to 36% less than in California

**35M** More than 35M consumers can be reached within a single day truck haul

**72.5%** Greater Phoenix represents 72.5% of the state's economy

**40+** More than 40 universities and other institutions prepare the market's workforce across a variety of industries

**37.2** With a median age of 37.2, Greater Phoenix is the 6th youngest metro in the U.S.

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