

**READY FOR OCCUPANCY**

**METAL ROOF DECK**

**LOCATED IN FOREIGN TRADE ZONE (FTZ)**



**±86,372 SF FOR LEASE**  
**(DIVISIBLE)**



**avondale**  
logistics center

725 N. ELISEO C. FELIX JR. WAY // AVONDALE, ARIZONA // 85323





Boasting a total area of approximately **86,372 SF**, this freestanding facility is strategically located just south of Van Buren Street and east of Dysart Road, just a few minutes south of Interstate 10.

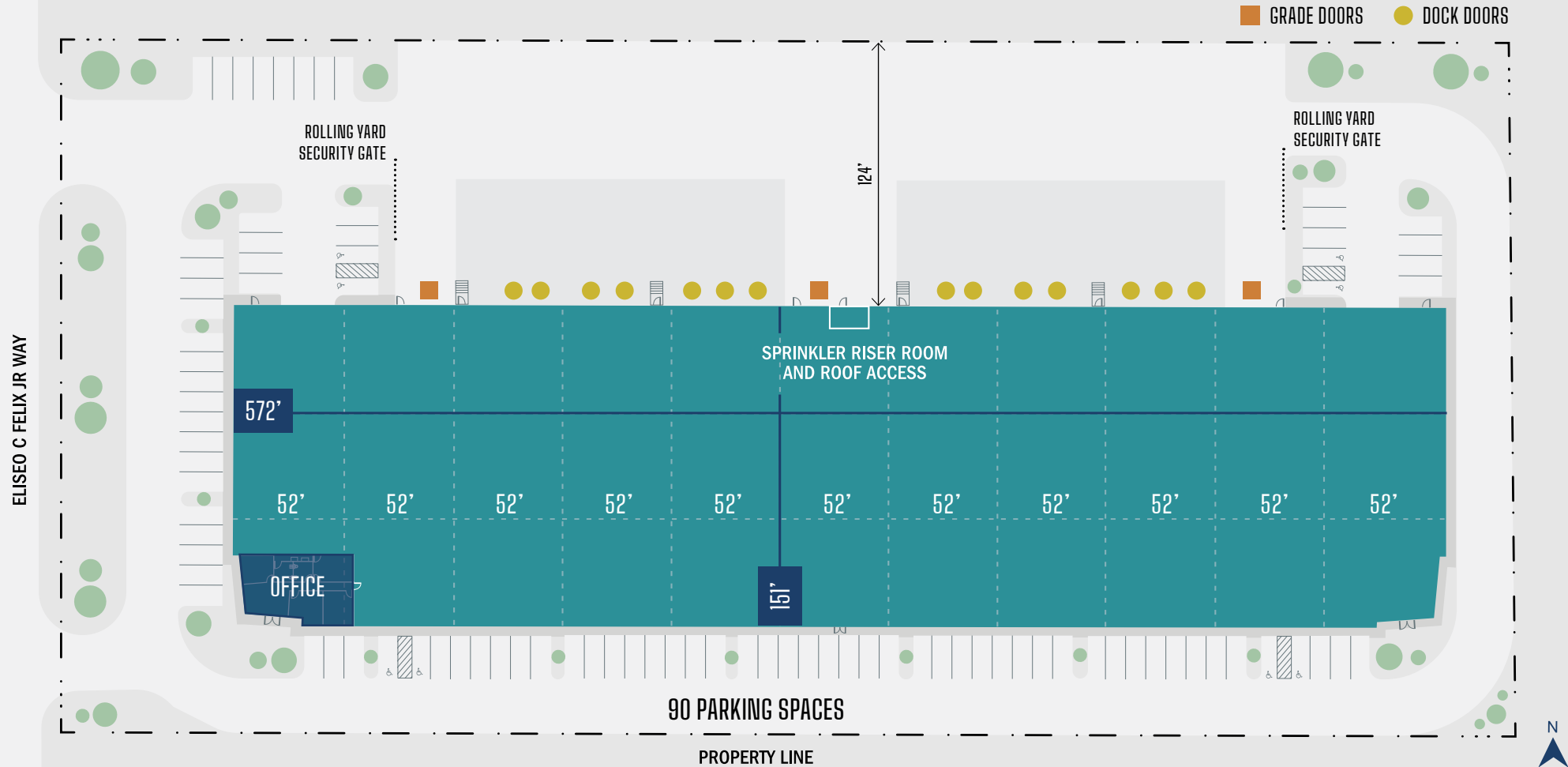
725 N. ELISEO C. FELIX JR. WAY // AVONDALE, ARIZONA // 85323

## INTRODUCING AVONDALE LOGISTICS CENTER, A NEWLY CONSTRUCTED INDUSTRIAL LOGISTICS BUILDING DESIGNED FOR OPTIMAL FUNCTIONALITY AND CONVENIENCE.

**AVONDALE LOGISTICS CENTER** is thoughtfully designed to accommodate a variety of industrial operations, such as cold storage, distribution, manufacturing, assembly, and more. With a mix of institutional dock-high and grade-level loading options, this state-of-the-art facility offers unparalleled flexibility to meet your specific business needs.

Situated in the heart of the thriving Phoenix industrial market, Avondale Logistics Center benefits from Heavy Industrial zoning, making it an ideal choice for diverse industrial uses. Additionally, its strategic location grants easy access to Interstate 10, enabling seamless connectivity to all parts of Metro Phoenix and the entire Southwest.

# SITE & PROPERTY HIGHLIGHTS



**±86,372 SF**  
STATE-OF-THE-ART FACILITY

±30' clear height

Metal roof deck

3000 amp 480/277V electrical

90 parking spaces

14 dock doors (9' W x 10' H)

3 grade-level doors (12' W x 14' H)

NFPA-13 sprinkler system with K-25 heads

6" thick, 4,000 psi concrete slab on grade

Steel frame/column structure

A-1 Zoning, City of Avondale

60-mil TPO roof membrane with 20-year warranty and internal roof drains

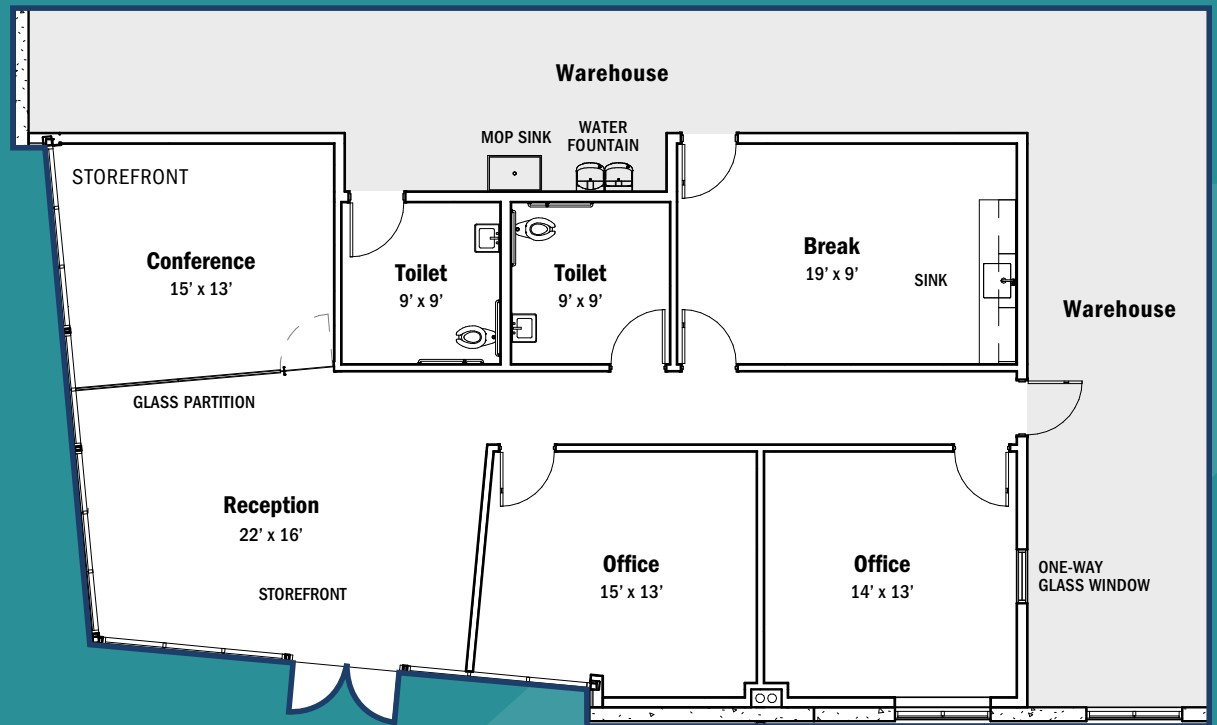
## Make Ready Work:

- + **1,560 SF spec office**
- + **100% air conditioned**
- + **LED site and building lighting**
- + **Dock packages**



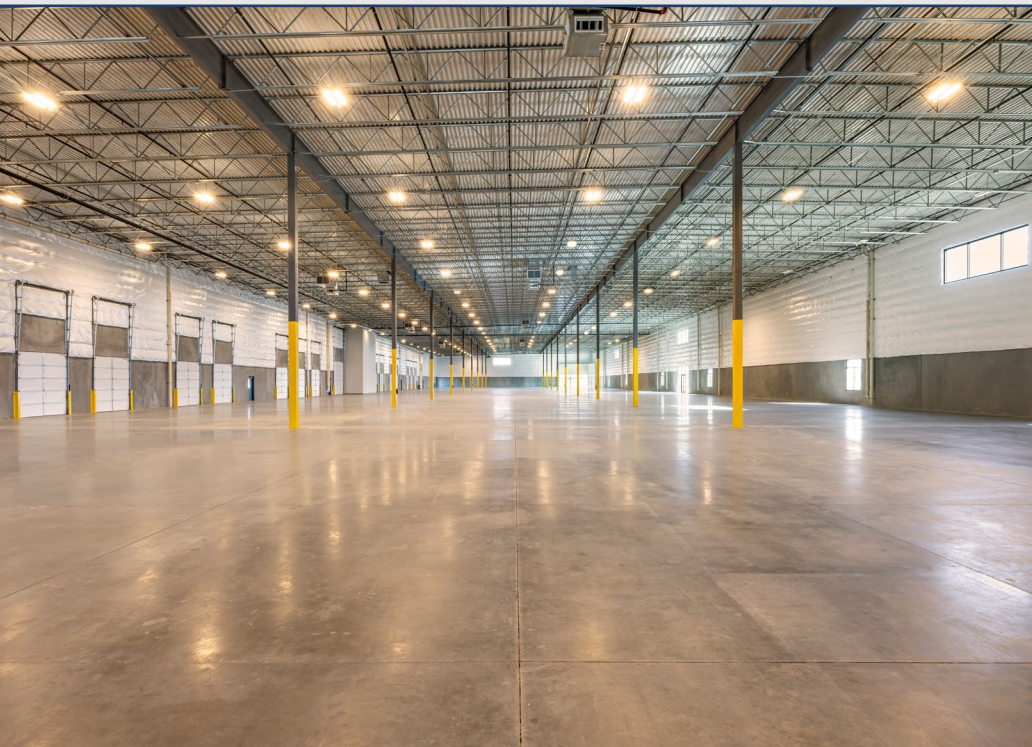
# SAMPLE OFFICE PLAN

## SAMPLE OFFICE PLAN



1,560 SF //

# BUILDING SPECIFICATIONS



Painted steel dock stair and platform where required by code (see site plan)

Asphalt paving typical with concrete docks and truck court paving (see site plan)

Low water use, desert adapted plants and high efficiency drip irrigation system

Painted heavy duty hollow metal doors and frames with heavy duty hardware

CMU screen and security walls

Packaged HVAC for office heating/cooling

Pedestrian friendly shaded walkways

Metal plank cladding accents

Motorized rolling truck court gates with perforated metal panels

Envelope compliance exceeds current US Department of Energy standards

LED site and building lighting

Anodized aluminum storefront system

Steel roof ladder with intermediate platform, insulated 30x36 roof hatch

Tinted solar control low-e insulating glass

Pre-finished trussed purlin roof joists

Provisions for three future EV charging stations

6" sanitary main running the length of the building

Insulated sectional overhead doors, painted

Concrete dock walls and painted pipe railings

R-24 roof insulation

2" water main

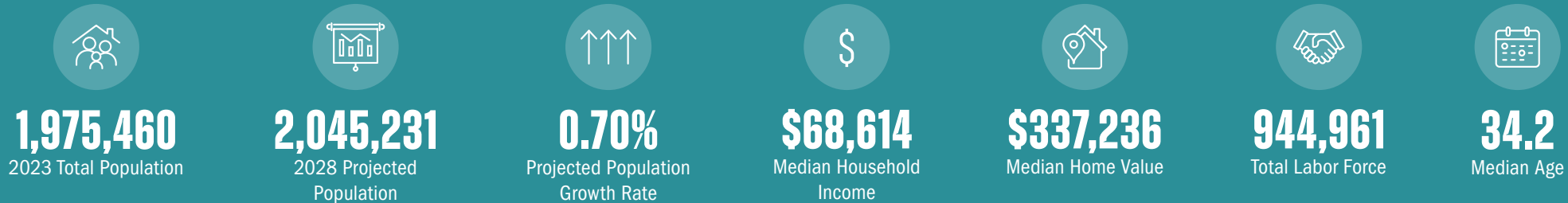
Aluminum sunshades



# LOCATION & DEMOGRAPHICS



## DEMOGRAPHICS WITHIN A 30-MINUTE DRIVE-TIME RADIUS





# FEATURING ALAMAR

*A BROOKFIELD RESIDENTIAL COMMUNITY*

Nestled at the foothills of the Sierra Estrella Mountains, Alamar is a new kind of master-planned community in the West Valley—one where family, nature, art, and a healthy lifestyle are part of the everyday experience.

Spread over 1,150 acres in southwest Avondale, just 18 miles from Downtown Phoenix, this collection of timeless neighborhoods celebrates its storied agrarian past and rich natural surroundings with a future-forward design combining welcoming tree-lined streets, an extensive network of green spaces, miles of scenic trails, and outdoor activities and events for all.

Source: [liveatalamar.com](http://liveatalamar.com)

## OCT 8, 2020

Opening Date



# ALAMAR

*A Brookfield Residential Community*

### DEVELOPMENT OVERVIEW:

## 1,150

Total Acres

## 180+ ACRES

Parks & Open Space

## 15 ACRES

Commercial & Mixed Use

## 20+

Neighborhood Parks

## 4,036

Residential Units Planned

## 2,432

Current Residents





# WHY AVONDALE

HOME TO A VIBRANT CULTURE, CULINARY SCENE &  
ENTERTAINMENT, INCLUDING PHOENIX RACEWAY

1946

Founded

87,931

Population

45

Square Miles in Area

3

Lakes

300+

Sunny Days

42,000

Phoenix Raceway Capacity

Check out the Avondale  
Visitor's Guide for more  
information:



## ANTHONY LYDON, CSCMP

Vice Chairman  
+1 602 282 6268  
aj.lydon@jll.com

## KELLY ROYLE

Vice President  
+1 602 282 6258  
kelly.royle@jll.com

## JOHN LYDON

Managing Director  
+1 602 282 6326  
john.lydon@jll.com

## HAGEN HYATT

Senior Vice President  
+1 602 282 6275  
hagen.hyatt@jll.com

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