



For Lease

Palm Valley Commerce Center

3 building industrial development | ±57,720 SF to ±125,873 SF

13550 West Auto Drive, Goodyear, AZ 85338



Under construction
Building A delivers Q3 2025
Buildings B and C deliver Q1 2026

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



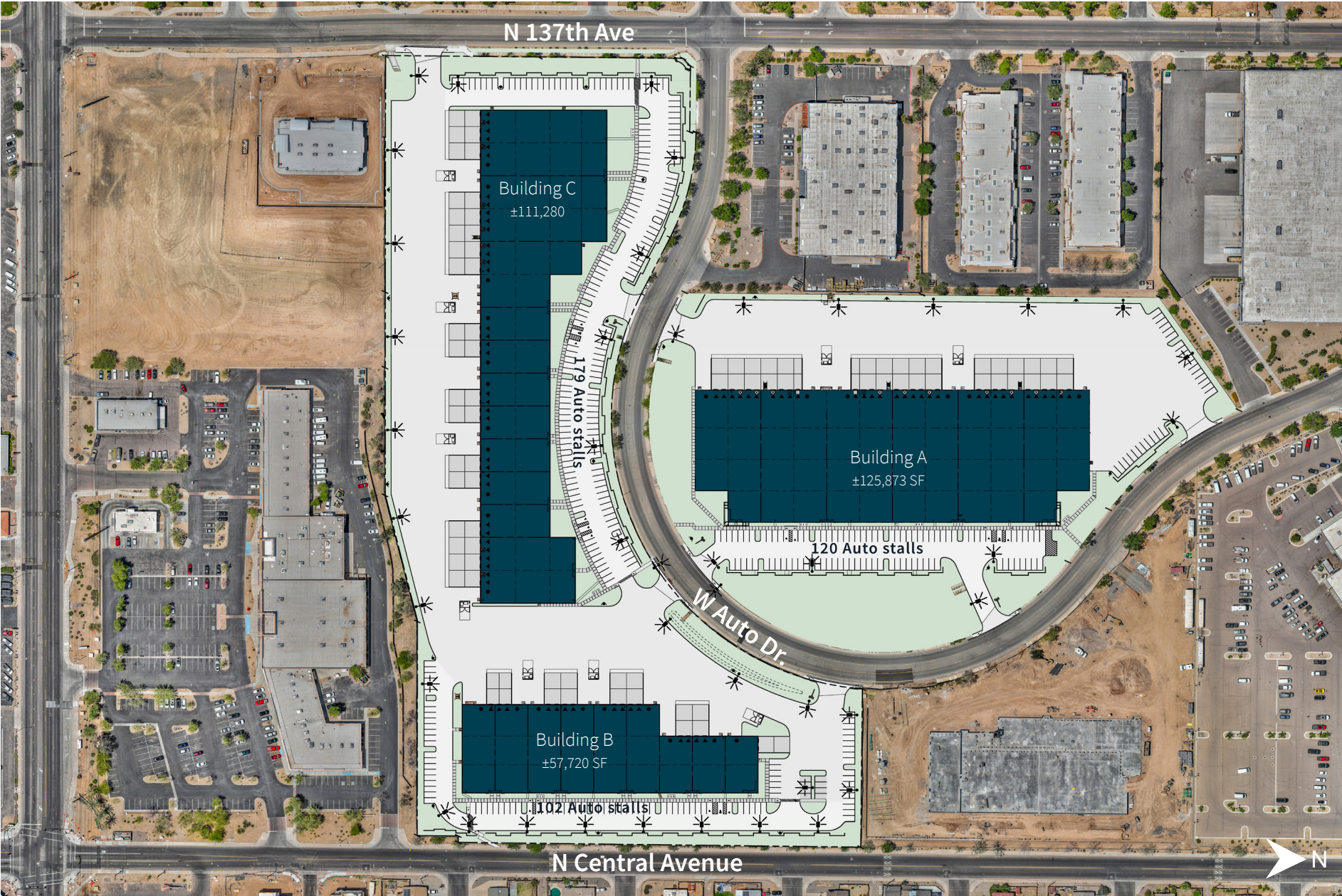
6 States

in the Western US

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



Site plan



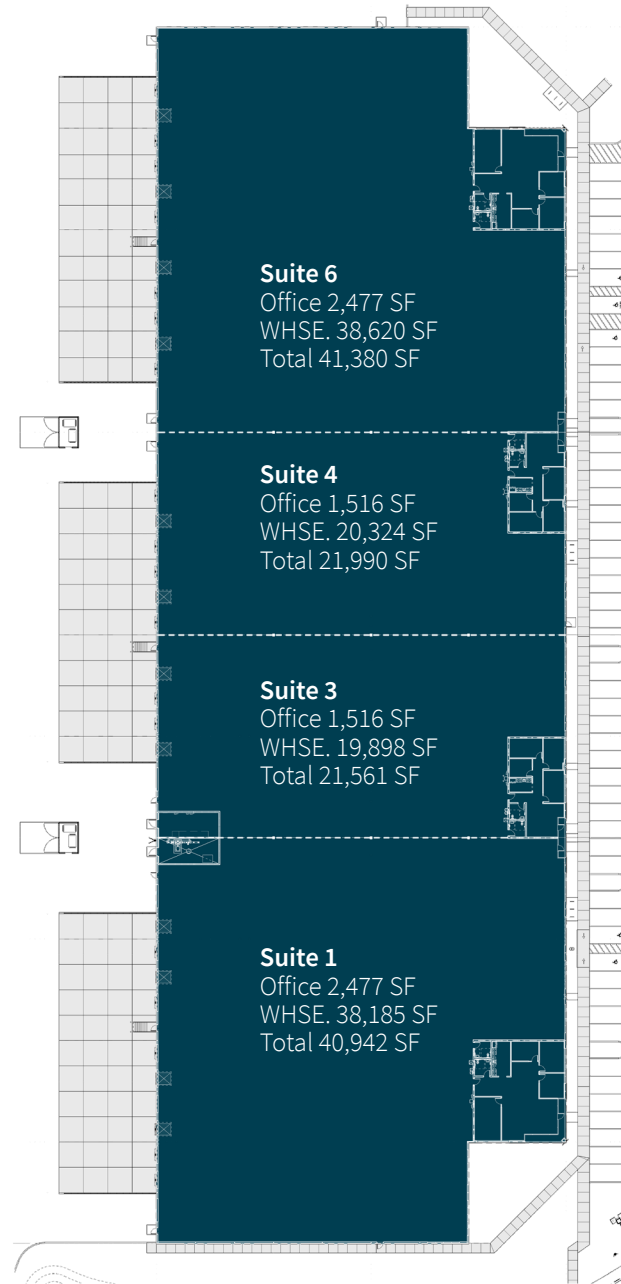
Building A

Under Construction - Delivers Q3 2025

- ±125,873 SF rear load building
- Divisible to ±22,000 - 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-17 heads
- 135' truck court
- 120 auto parking spaces

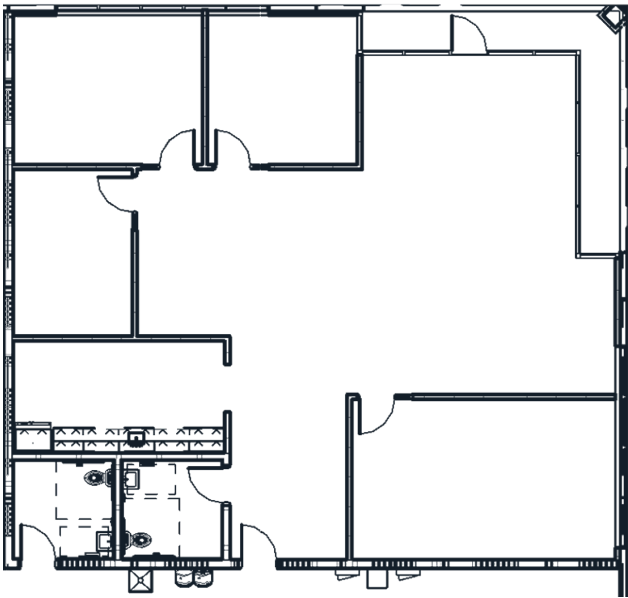
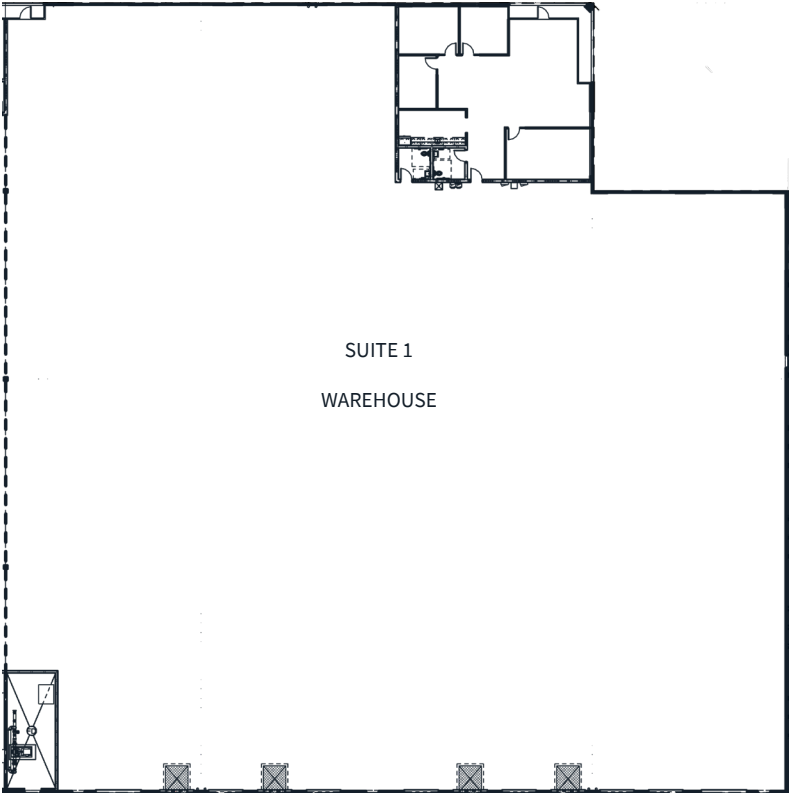
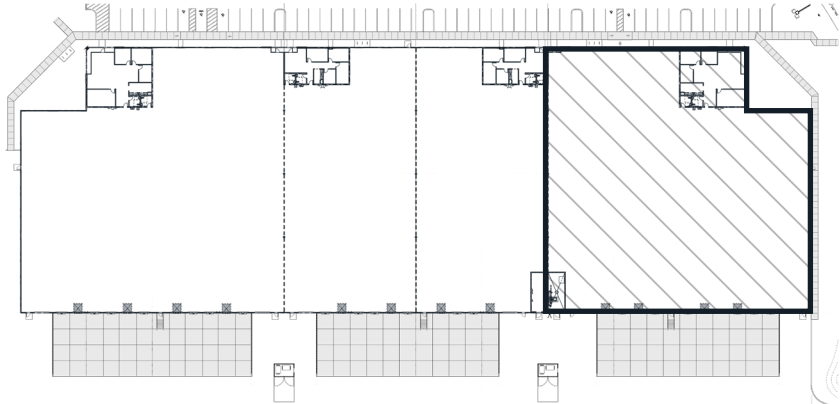
Make-ready improvements

- (4) spec offices ranging from 1,800 – 2,400 SF
- LED lighting
- Warehouse HVAC
- (12) pit levelers
- (19) edge of dock levelers



Suite 1

- Office: 2,477 SF
- Warehouse: 38,185 SF
- Total: 40,942 SF
- GRADE DOOR: 2
- DOCK DOOR: 10

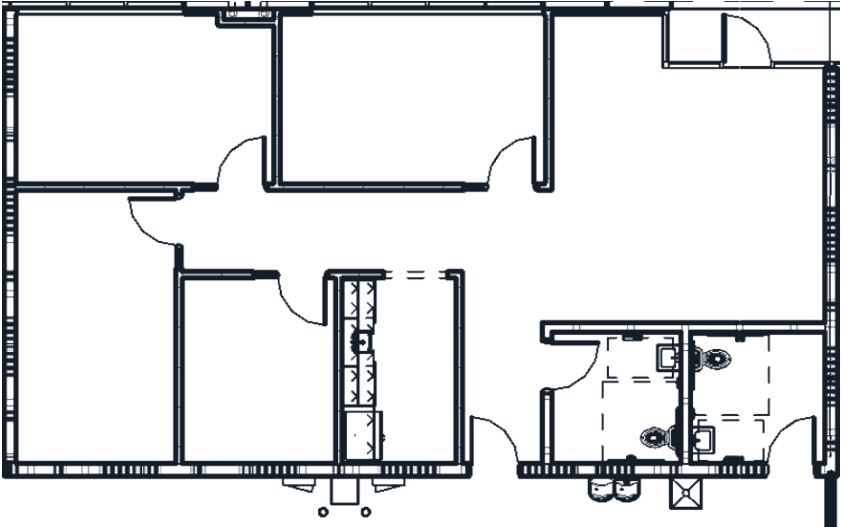
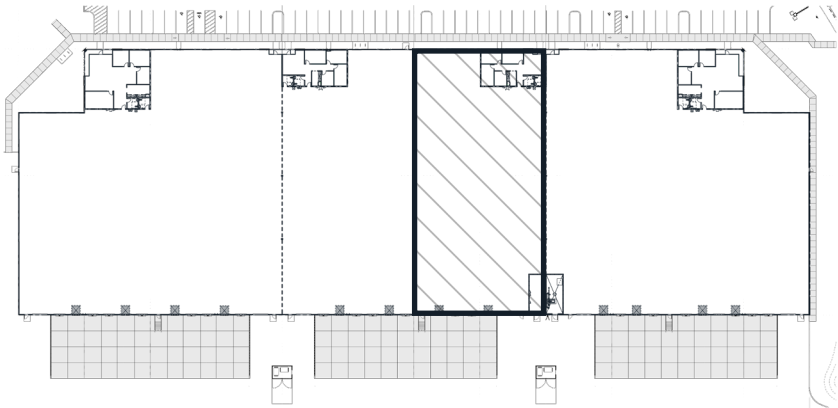


Suite 1
Office 2,477 SF



Suite 3

- Office: 1,516 SF
- Warehouse: 19,898 SF
- Total: 21,561 SF
- GRADE DOOR: 1
- DOCK DOOR: 4

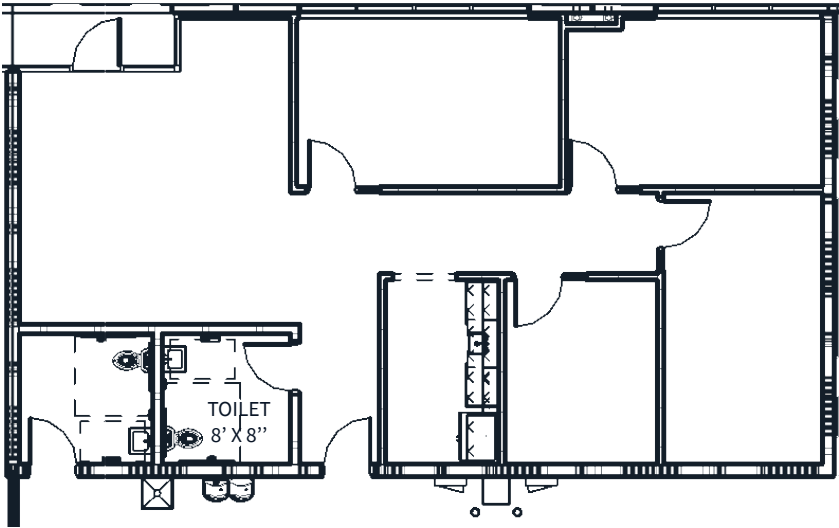
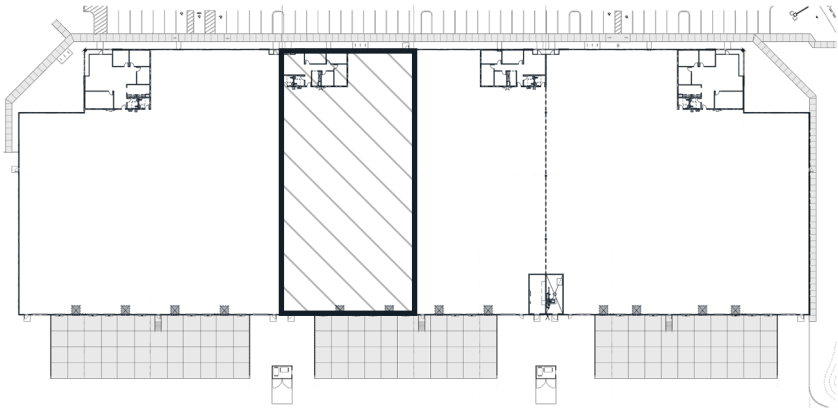


Suite 3
Office 1,516 SF



Suite 4

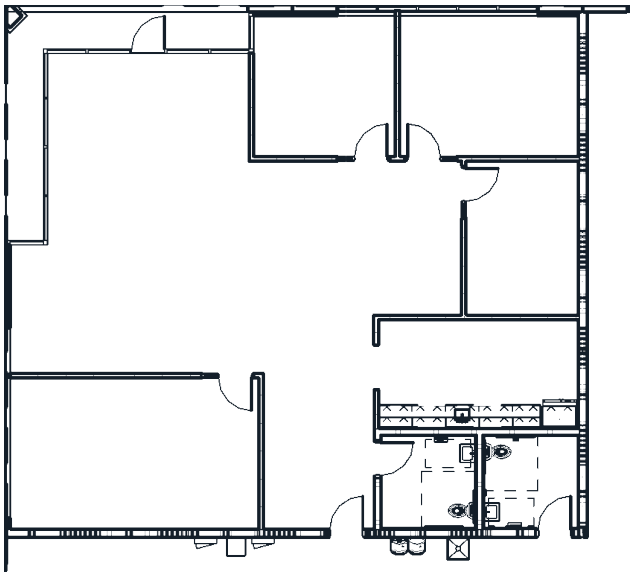
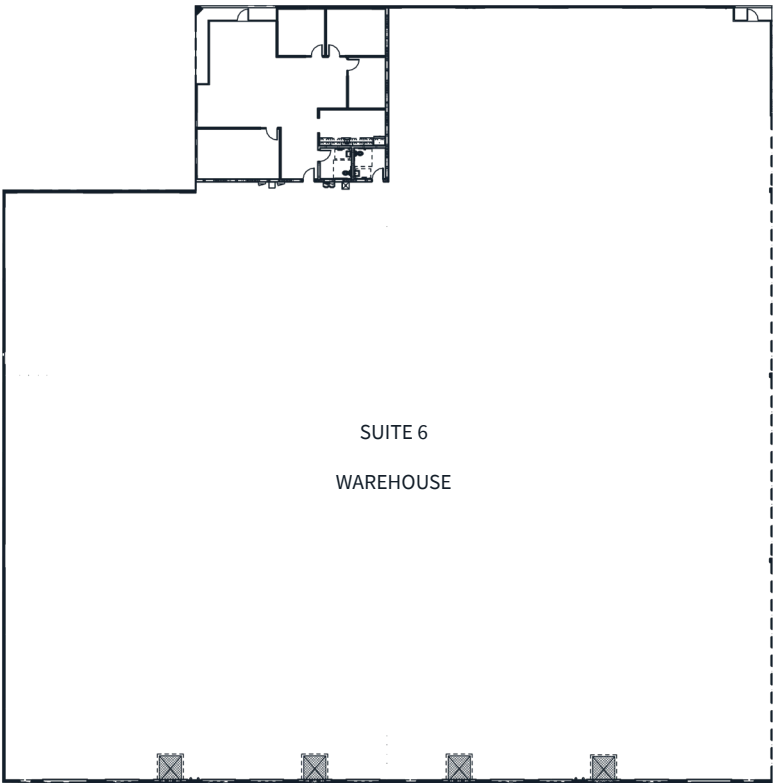
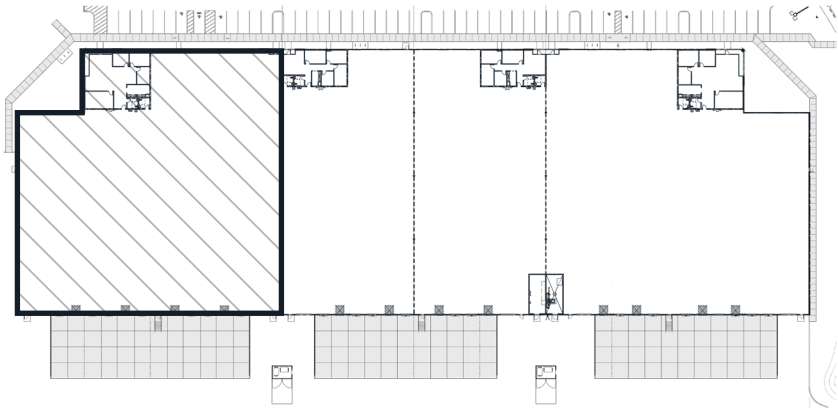
- Office: 1,516 SF
- Warehouse: 20,324 SF
- Total: 21,990 SF
- GRADE DOOR: 1
- DOCK DOOR: 6



Suite 4
Office 1,516 SF

Suite 6

- Office: 2,477 SF
- Warehouse: 38,620 SF
- Total: 41,380 SF
- GRADE DOOR: 2
- DOCK DOOR: 11



Suite 6
Office 2,477 SF



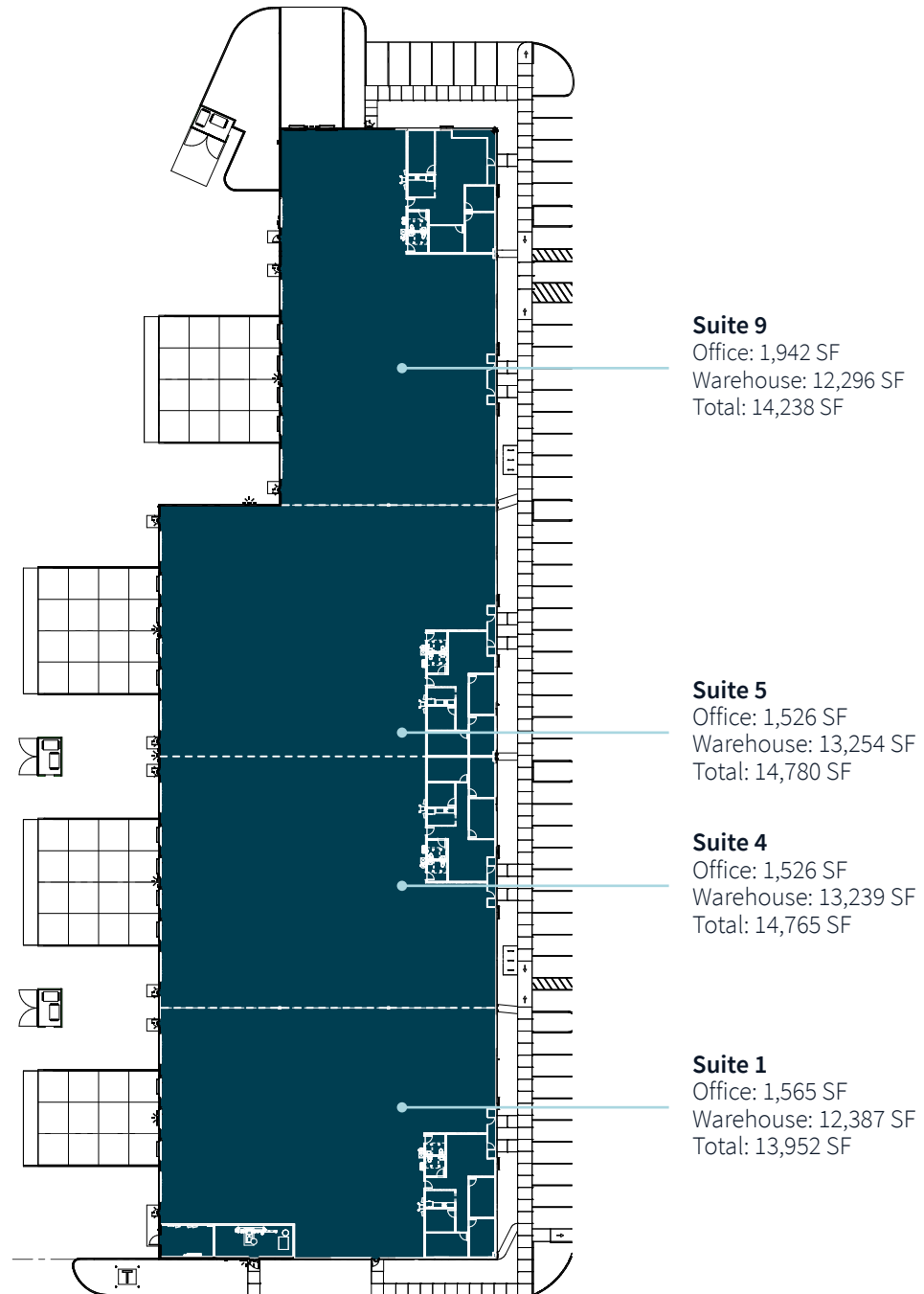
Building B

Under Construction - Delivers Q1 2026

- ±57,720 SF front load building
- Divisible to ±14,560 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

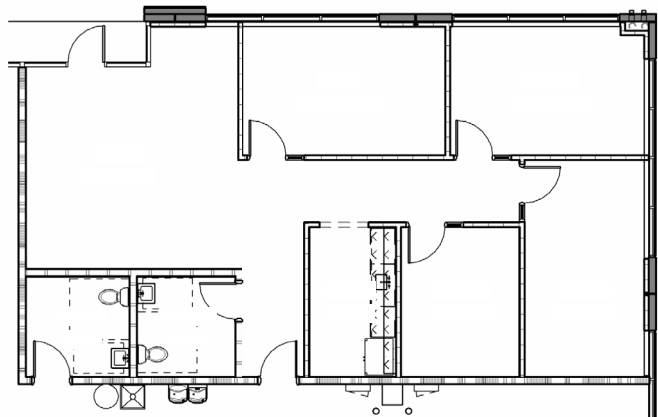
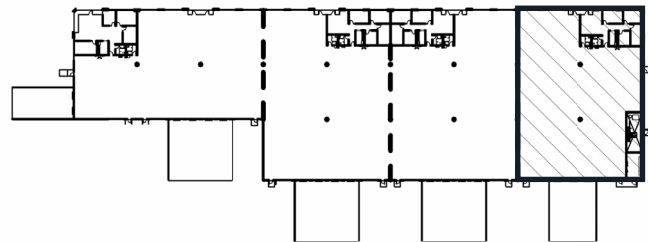
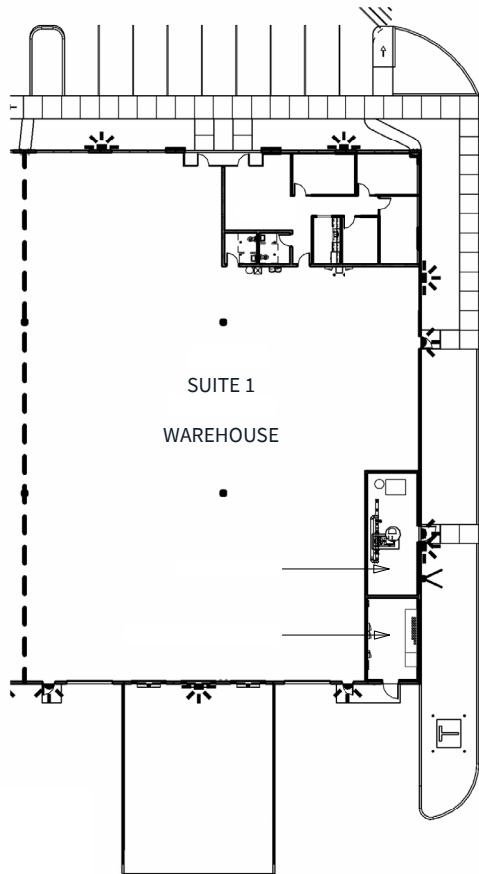
Make-ready improvements

- (4) spec offices ranging from 1,600 – 1,900 SF
- LED lighting
- Warehouse HVAC
- (17) edge of dock levelers



Suite 1

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

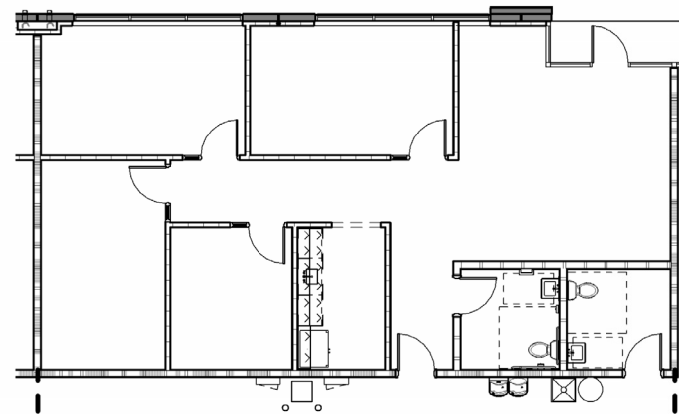
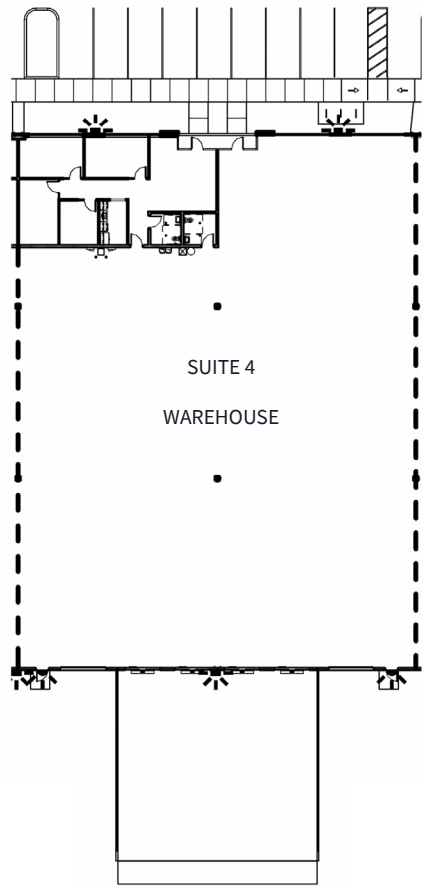


Suite 1
Office: 1,565 SF



Suite 4

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

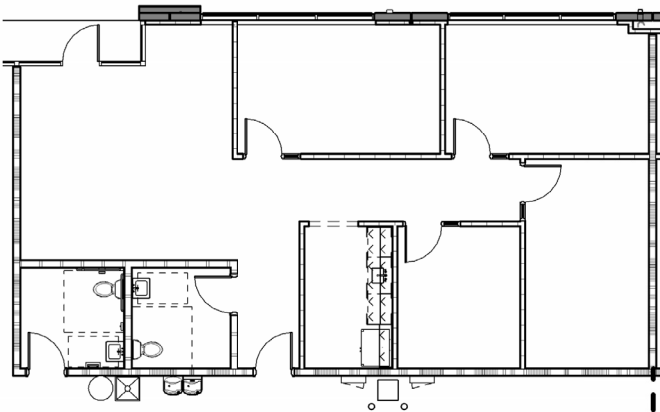
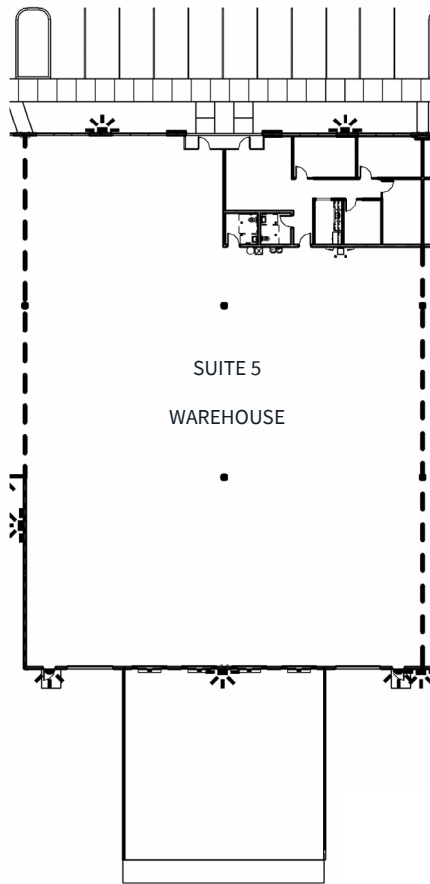


Suite 4
Office: 1,526 SF



Suite 5

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

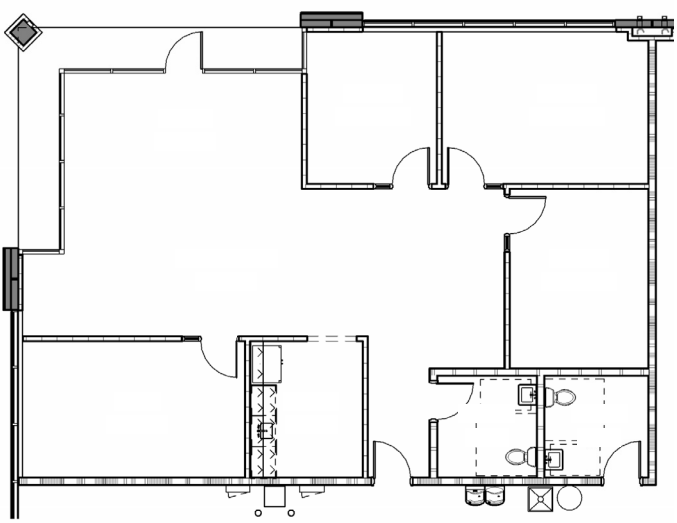
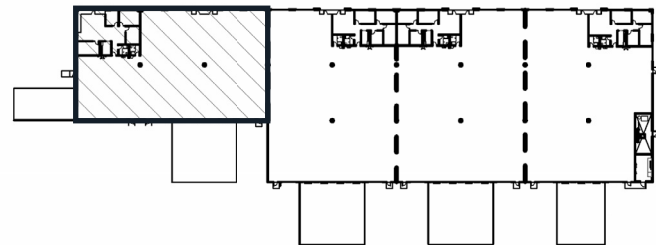
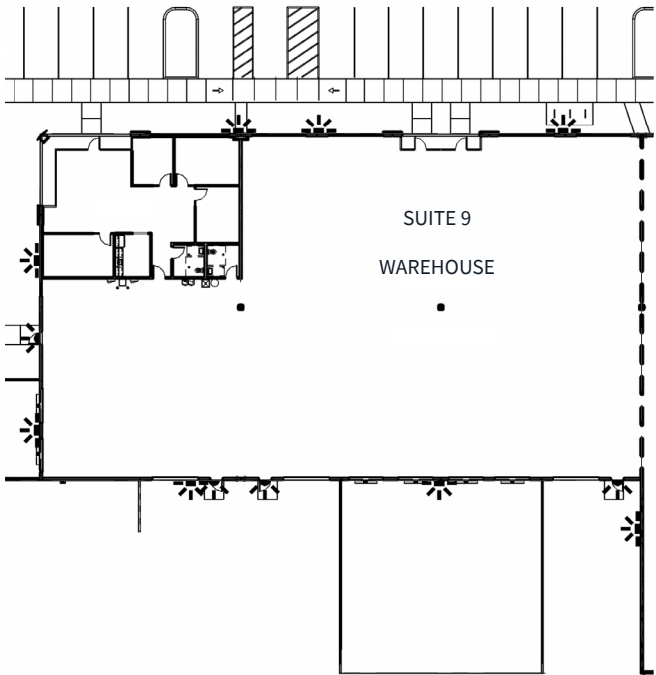


Suite 5
Office: 1,526 SF



Suite 9

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



Suite 9
Office: 1,942 SF



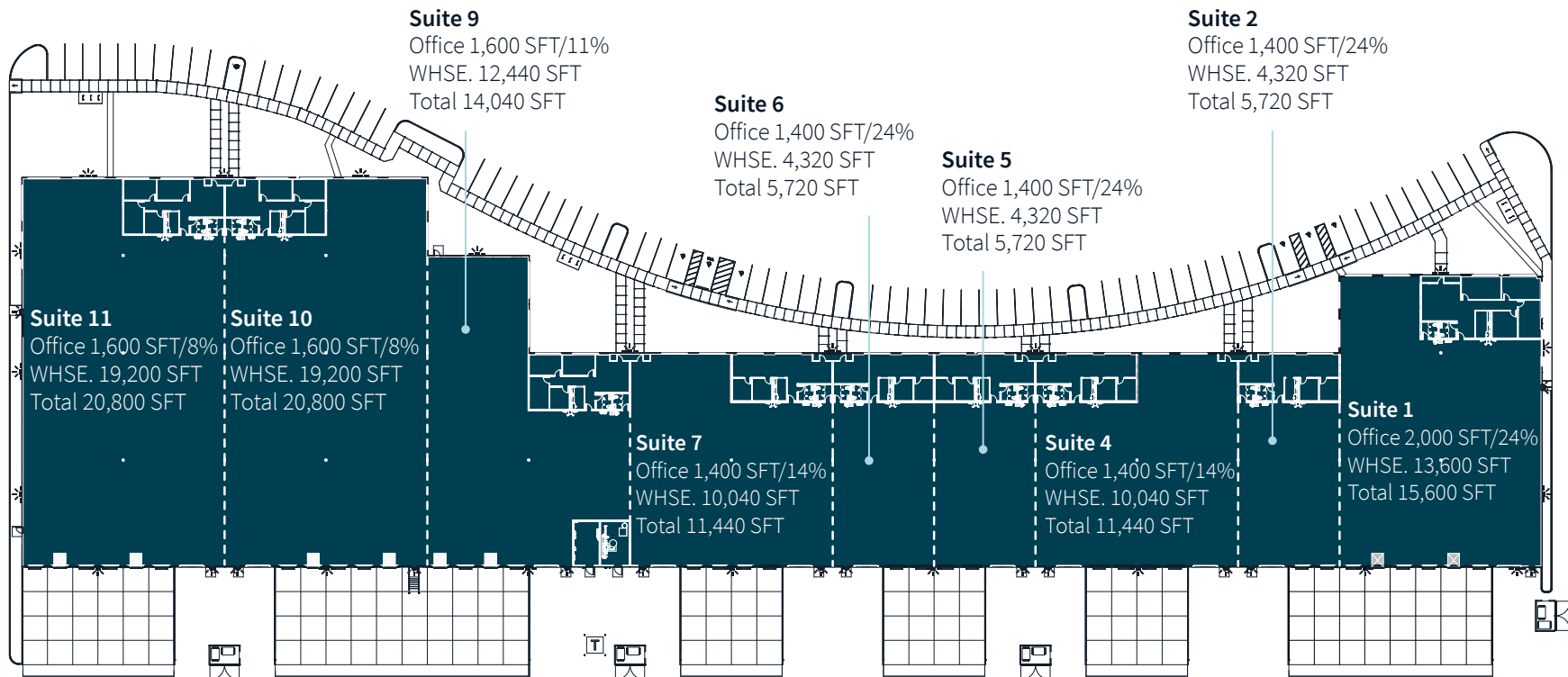
Building C

Under Construction - Delivers Q1 2026

- ±111,280 SF rear load building
- Divisible to ±5,720 - 20,800 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

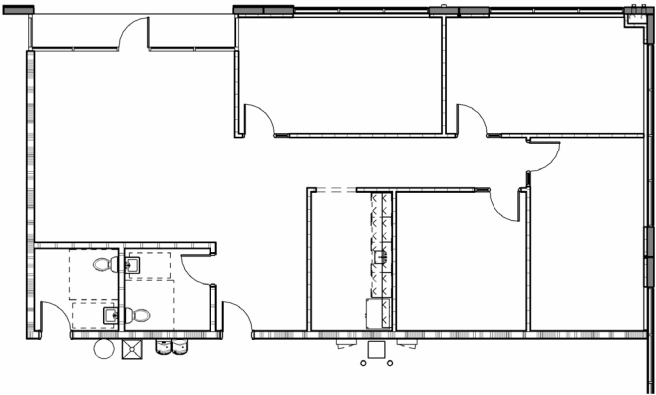
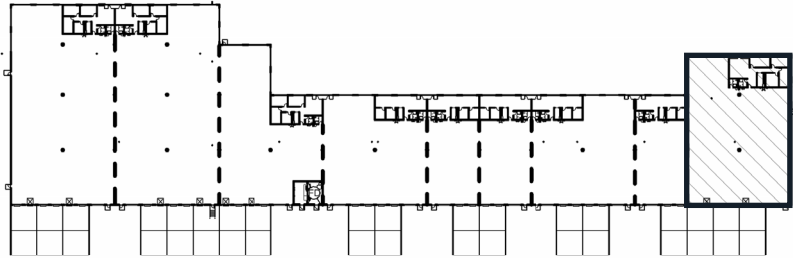
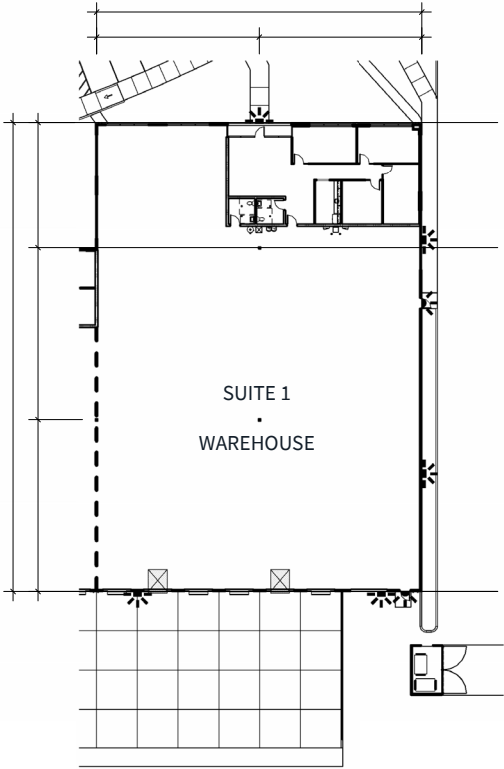
Make-ready improvements

- (4) spec offices ranging from 1,800 – 2,400 SF
- LED lighting
- Warehouse HVAC
- (12) pit levelers
- (19) edge of dock levelers



Suite 1

- Office: 2,040 SF
- Warehouse: 13,671 SF
- Total: 15,711 SF
- Grade door: 1
- Dock door: 6

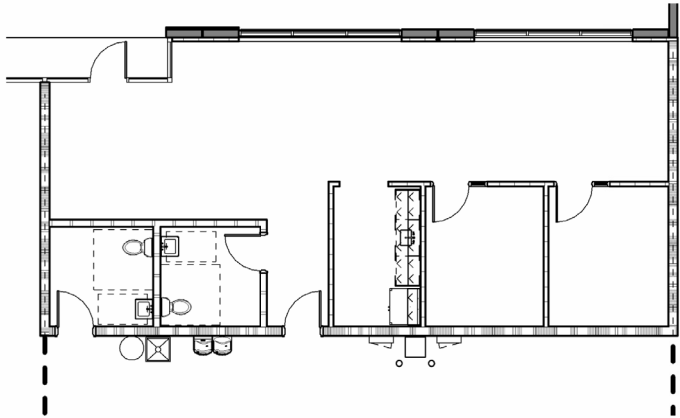
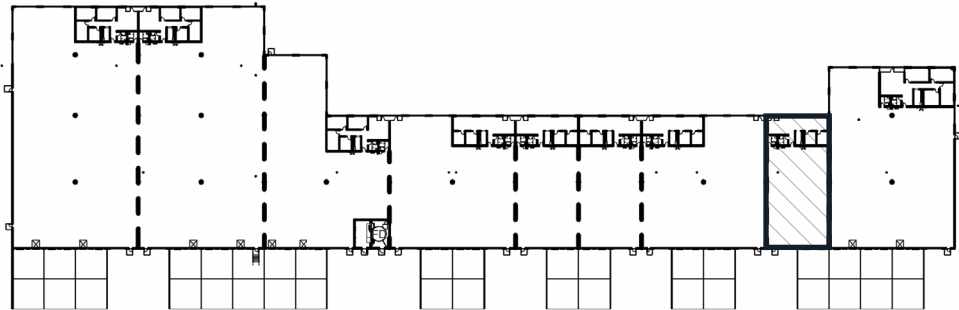
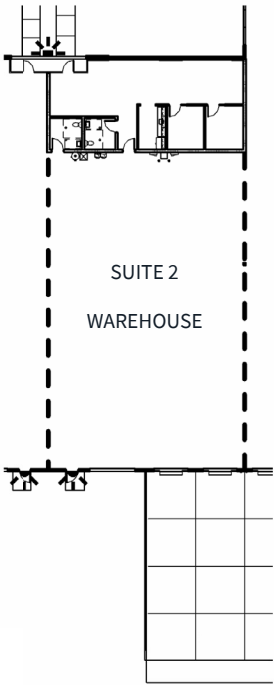


Suite 1
Office: 2,040 SF



Suite 2

- Office: 1,300 SF
- Warehouse: 4,456 SF
- Total: 5,756 SF
- Grade door: 1
- Dock door: 2

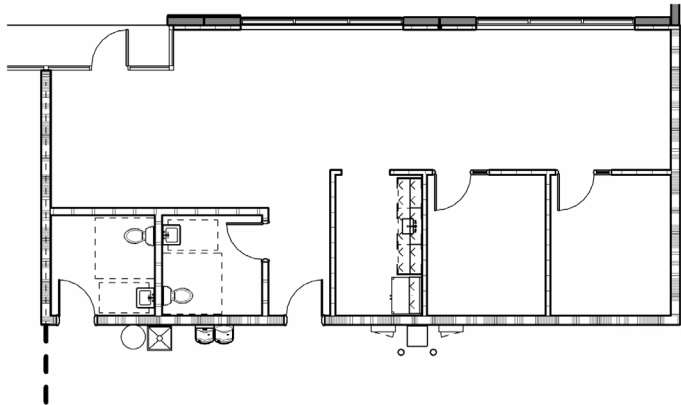
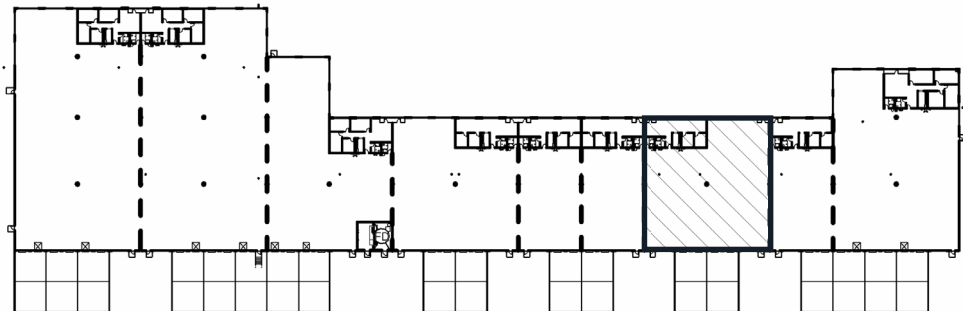
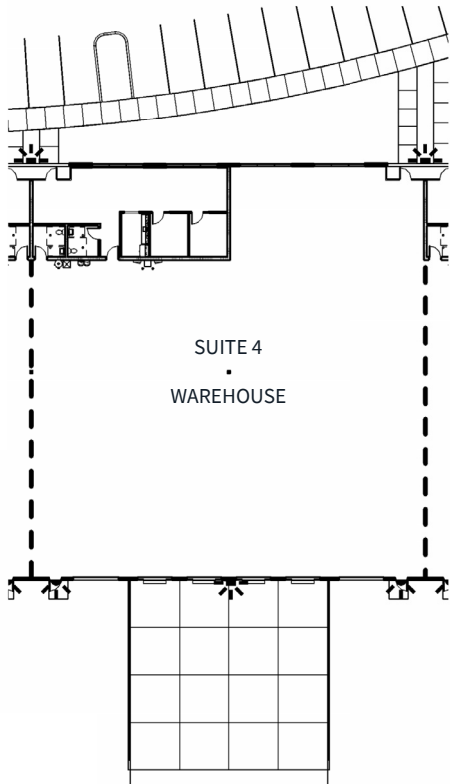


Suite 2
Office: 1,300 SF



Suite 4

- Office: 1,300 SF
- Warehouse: 10,211 SF
- Total: 11,511 SF
- Grade door: 2
- Dock door: 5

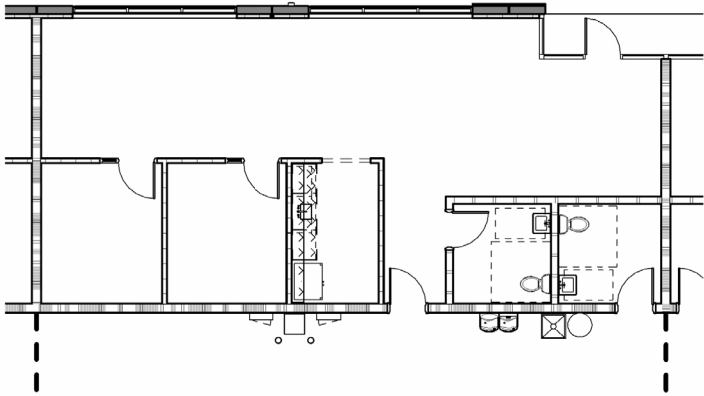
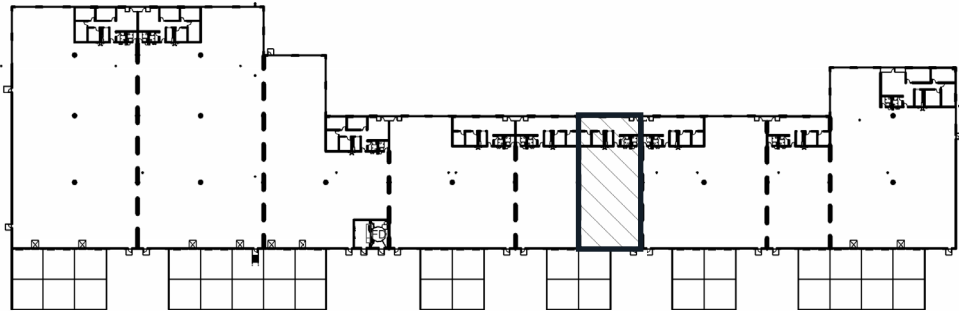
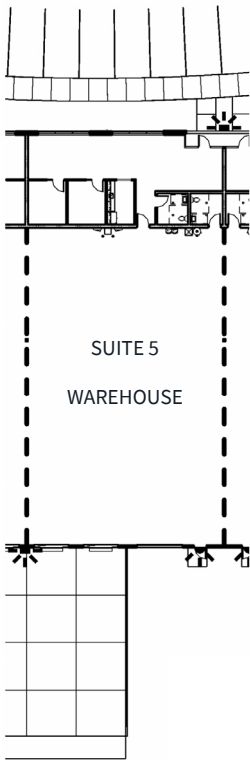


Suite 4
Office: 1,300 SF



Suite 5

- Office: 1,300 SF
- Warehouse: 4,456 SF
- Total: 5,756 SF
- Grade door: 1
- Dock door: 2

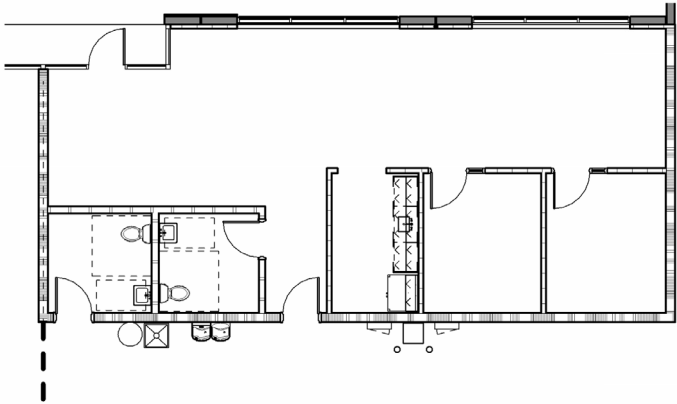
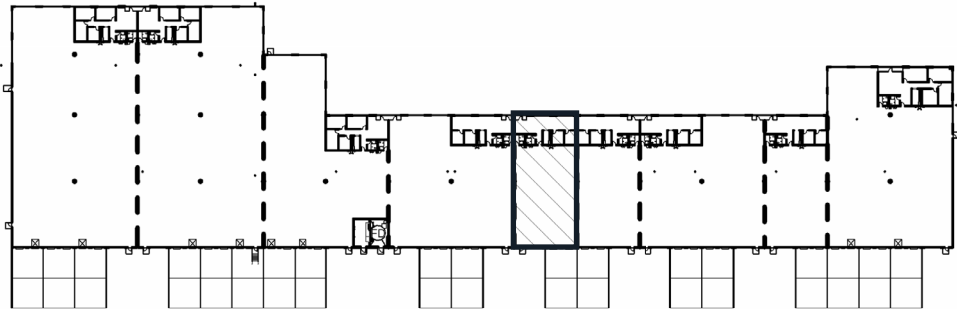
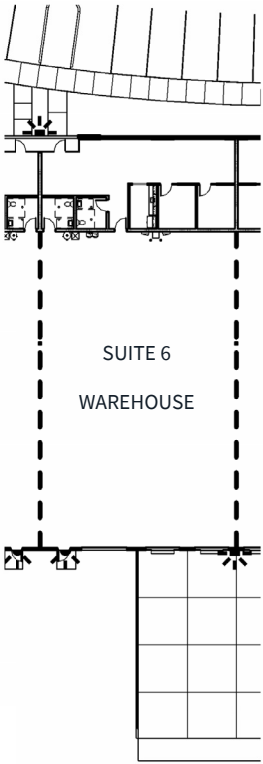


Suite 5
Office: 1,300 SF



Suite 6

- Office: 1,300 SF
- Warehouse: 4,456 SF
- Total: 5,756 SF
- Grade door: 1
- Dock door: 2

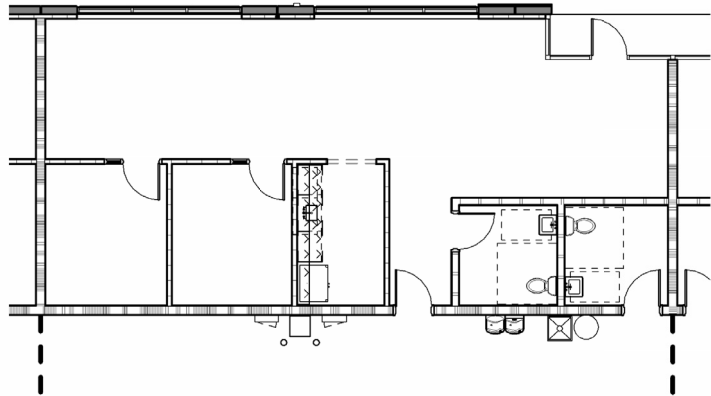
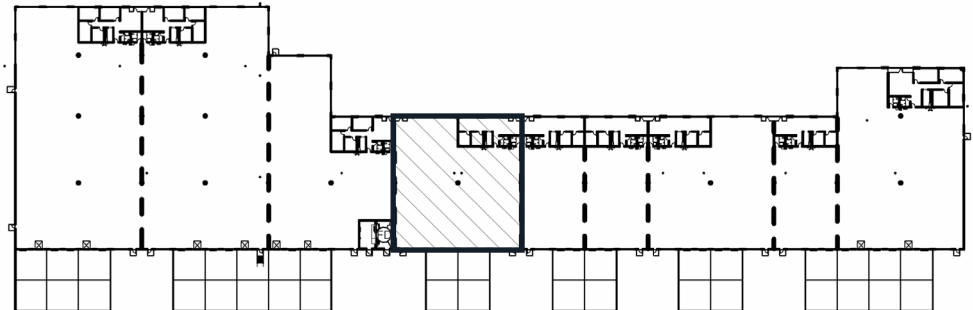
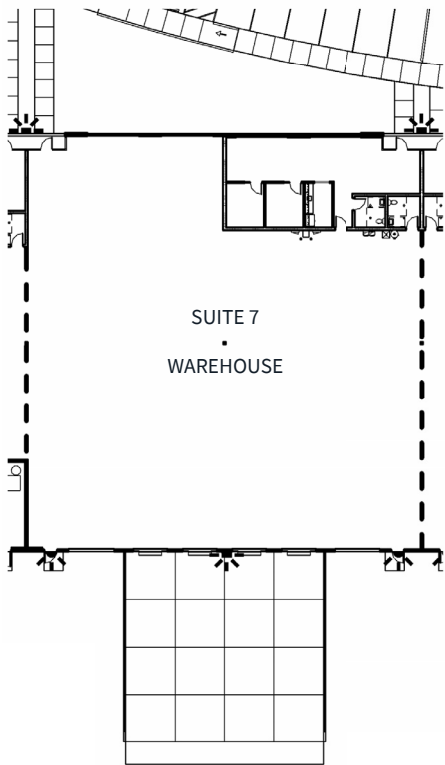


Suite 6
Office: 1,300 SF



Suite 7

- Office: 1,300 SF
- Warehouse: 10,211 SF
- Total: 11,511 SF
- Grade door: 2
- Dock door: 4

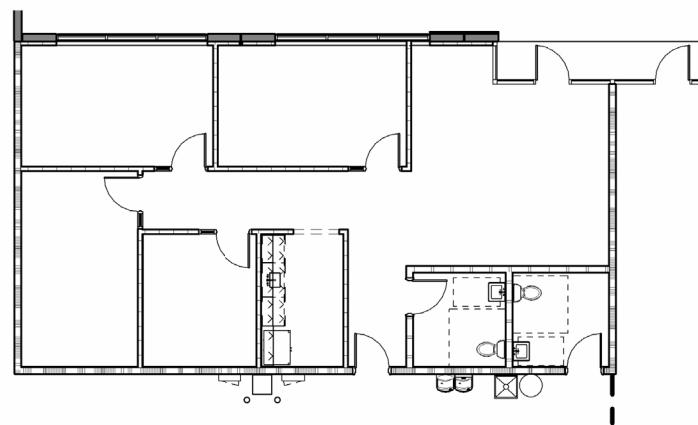
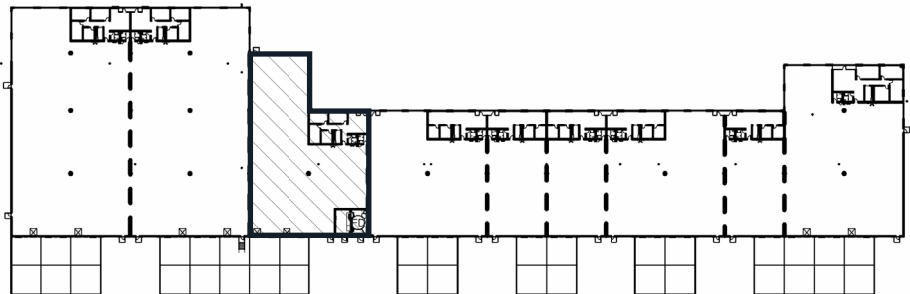
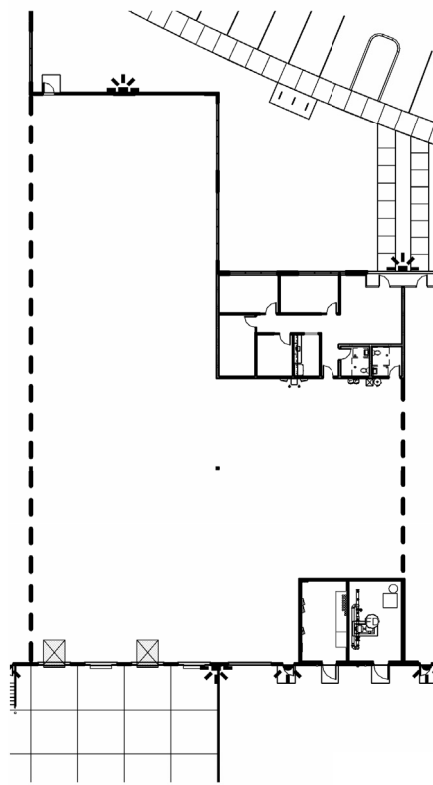


Suite 7
Office: 1,300 SF



Suite 9

- Office: 1,530 SF
- Warehouse: 11,917 SF
- Total: 13,447 SF
- Grade door: 1
- Dock door: 4

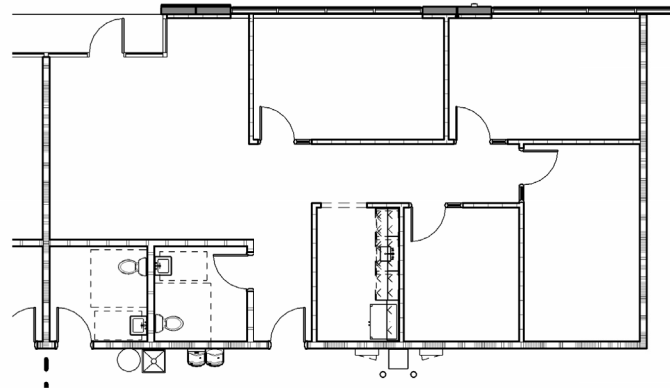
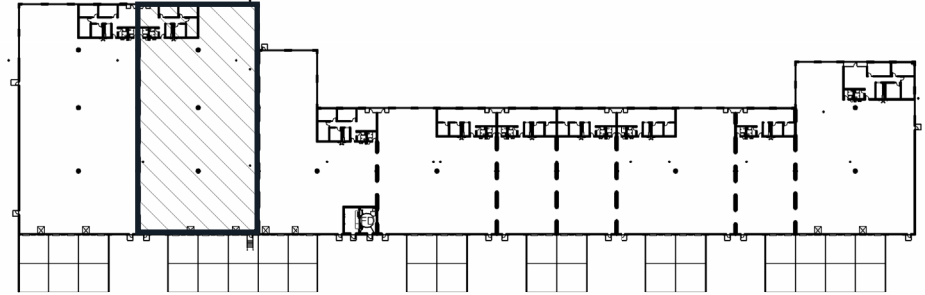
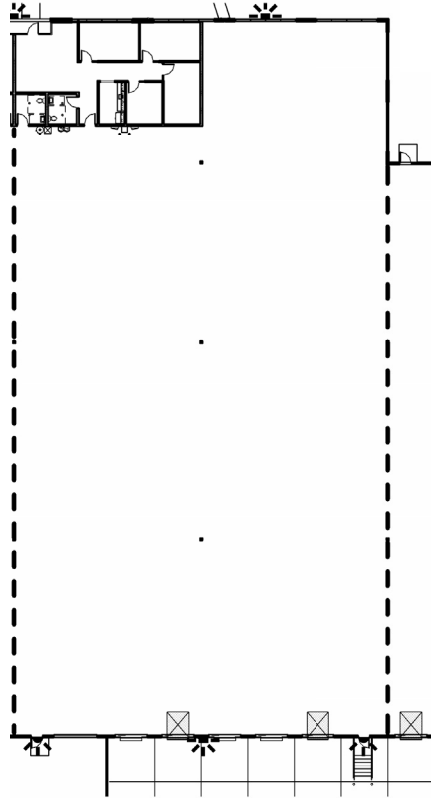


Suite 9
Office: 1,530 SF



Suite 10

- Office: 1,530 SF
- Warehouse: 19,415 SF
- Total: 20,945 SF
- Grade door: 1
- Dock door: 5



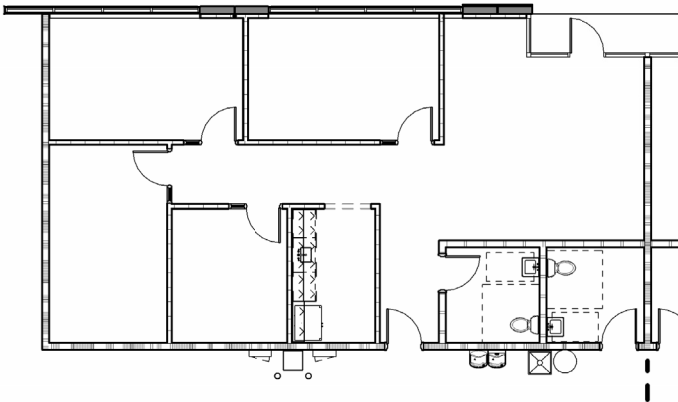
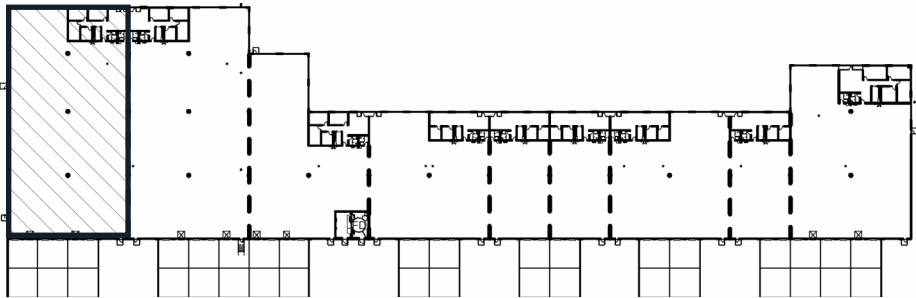
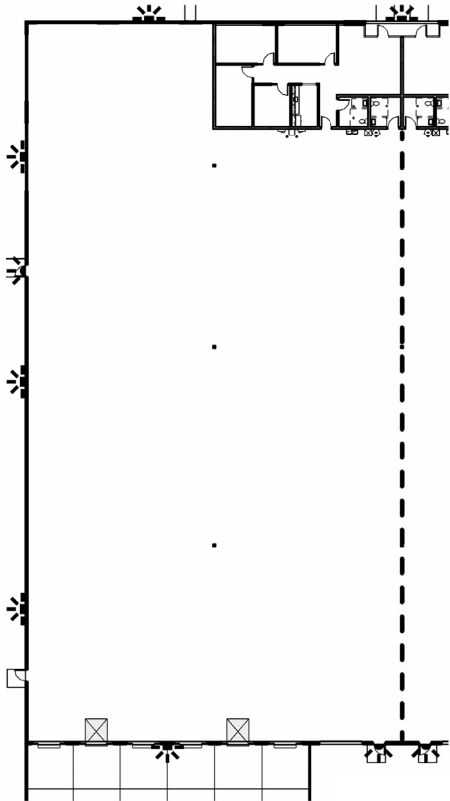
Suite 10

Office: 1,530 SF



Suite 11

- Office: 1,530 SF
- Warehouse: 19,401 SF
- Total: 20,931 SF
- Grade door: 1
- Dock door: 6



Suite 11
Office: 1,530 SF





Nearby retail amenities



2 minutes/.5 miles

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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