



ROOSEVELT LOGISTICS CENTER

Roosevelt St & 339th Avenue,
Maricopa County, AZ

1.3M SF Industrial
Spec Building



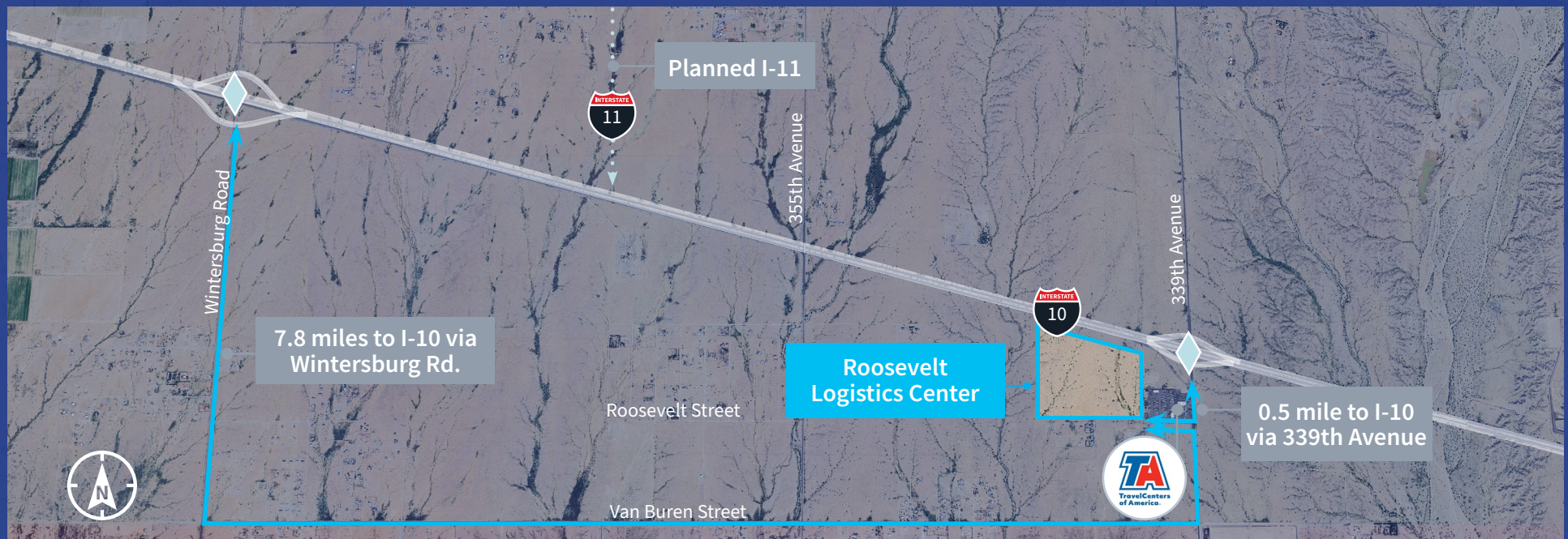
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PROPERTY OVERVIEW

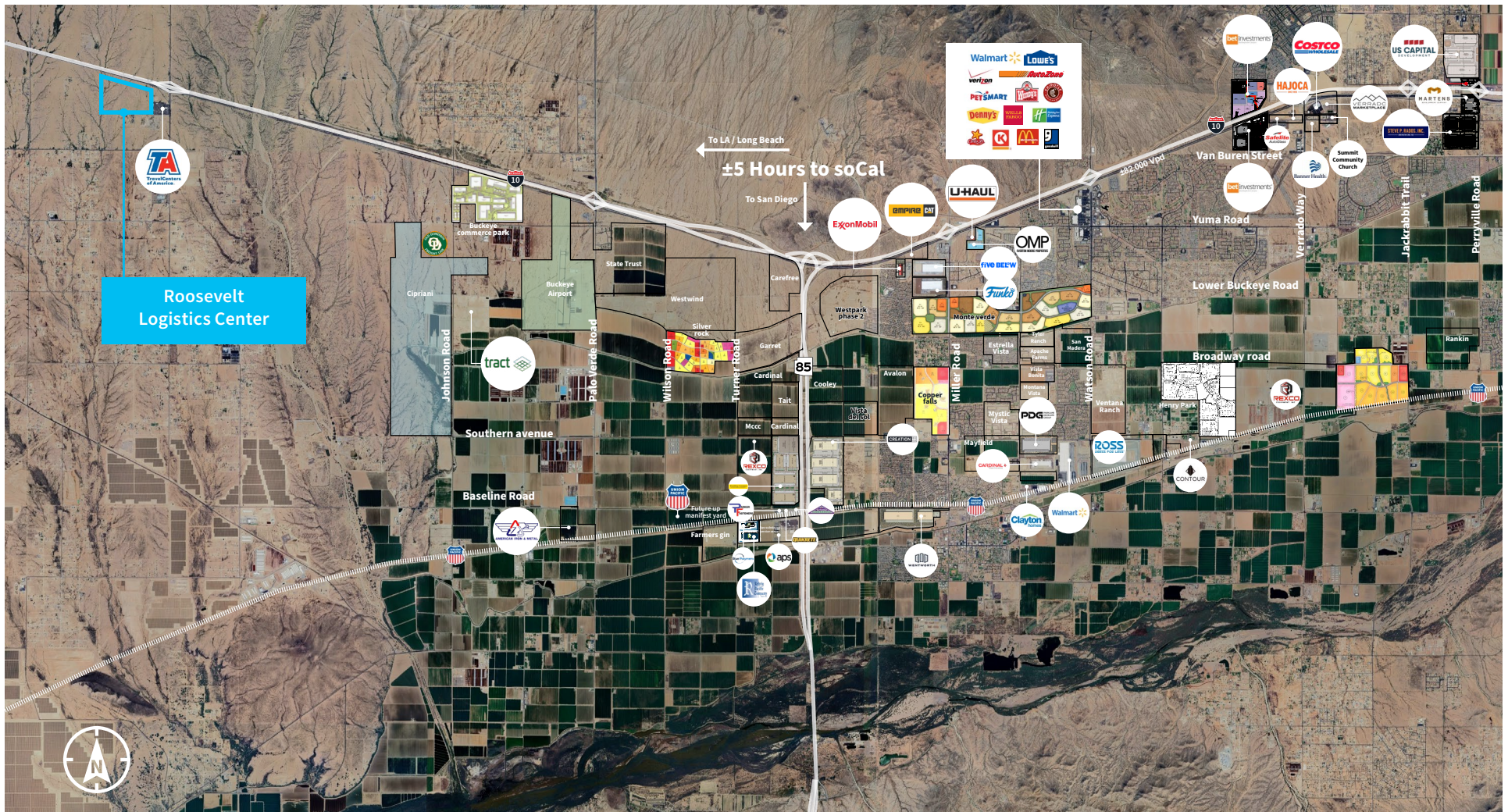
- ±1,326,000 SF building
- An expansive amount of future trailer parking space available
- 40' clear height
- 9' x 10' dock doors
- 12' x 14' insulated grade-level doors
- Typical column spacing with 60' speed bays
- Tilt-up construction
- Concrete driveway entrances
- Two (2) 3,000 amp, 277/480v with provision for two (2) additional
- ESFR sprinklers
- 60 mil. TPO single ply roof over R-30 rigid insulation
- Gated entry
- Foreign Trade Zone capable

LOCATION HIGHLIGHTS

- ±5 hour drive to the ports of Long Beach / Los Angeles
- ±45 minutes to Downtown Phoenix
- Future I-11 is planned to intersect I-10 at 363rd Avenue, connecting Mexico to Canada
- Learn more about Interstate 11 by visiting azdot.gov/tags/i-11



NEARBY CORPORATE NEIGHBORS | BUCKEYE, ARIZONA





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