



# AVONDALE

TECH CENTER



CREATION REPE

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

## 3 Building Innovation Park

NWC 117th Avenue & Corporate Drive, Avondale, AZ





## Prime Industrial Development Opportunity in Phoenix's Premier Manufacturing Corridor

Three state-of-the-art industrial buildings are taking shape in Avondale, Arizona—perfectly positioned to serve the next generation of advanced manufacturing and innovation-driven enterprises. This isn't just another industrial park; it's a strategic gateway to one of the Southwest's most dynamic growth markets.

## Where Vision Meets Infrastructure

Located within sight of Interstate 10, this new construction development offers the kind of accessibility that transforms logistics from a challenge into a competitive advantage. Each building—ranging from 212,184 to 254,264 square feet—has been thoughtfully designed to accommodate the sophisticated operational requirements of today's most forward-thinking industries.








# More Than Space — A Strategic Platform





# Built for Tomorrow's Industry Leaders

Ideal for advanced manufacturing, R&D, and assembly operations that align with high-value sectors driving economic growth. Target industries include pharmaceutical development, aerospace innovation, semiconductor manufacturing, and defense contracting. These aren't just tenant categories—they're the foundation of America's technological leadership.

-  7" unreinforced slab
-  60 mil white TPO, R30 roofing
-  3000A @ 480V 3 Phase power (expandable to 6000A)
-  4 EV Chargers (8 spots) per building
-  Gated and secured

	Building A	Building B	Building C
Size	±254,264 SF	±233,244 SF	±212,184 SF
Clear Height	36'	36'	36'
Column Spacing	56' x 50' w/ 60' speed bay	56' x 50' w/ 60' speed bay	56' x 50' w/ 60' speed bay
Building Depth	240'	220'	200'
Truck Court Depth	185'	190' (shared with C)	190' (shared with B)
Dock Doors	49 (9' x 10')	49 (9' x 10')	49 (9' x 10')
Ramp Doors	4 (14' x 16')	4 (14' x 16')	2 (14' x 16')
Trailer Parking	75	-	-
Auto Parking	723 (shared with B & C)	Shared	Shared





# Incredible Visibility from Interstate-10





# Welcome to The Valley's Industrial Hub

Retail amenities within a 15-minute drive

**1,750**

Total Banks & Retail Businesses

**140**

Banks

**638**

Restaurants (Eat & Drink)

**182**

Food Stores

**130**

Auto Dealers & Gas Stations

**2,237**

Total Services Businesses

**617**

Health Services

**169**

Education, Institutions & Libraries

**131**

Movies & Amusements

**31**

Hotels & Lodging

Demographics within a 30 minute drive time radius



**2025 Population**

2,861,888



**2030 Est. Population**

2,996,472



**Population Projected Growth Rate**

0.92%



**Median HH Income**

\$96,674



**Total Labor Force**

990,862



**Median Age**

37





# Positioned at the Center of Innovation

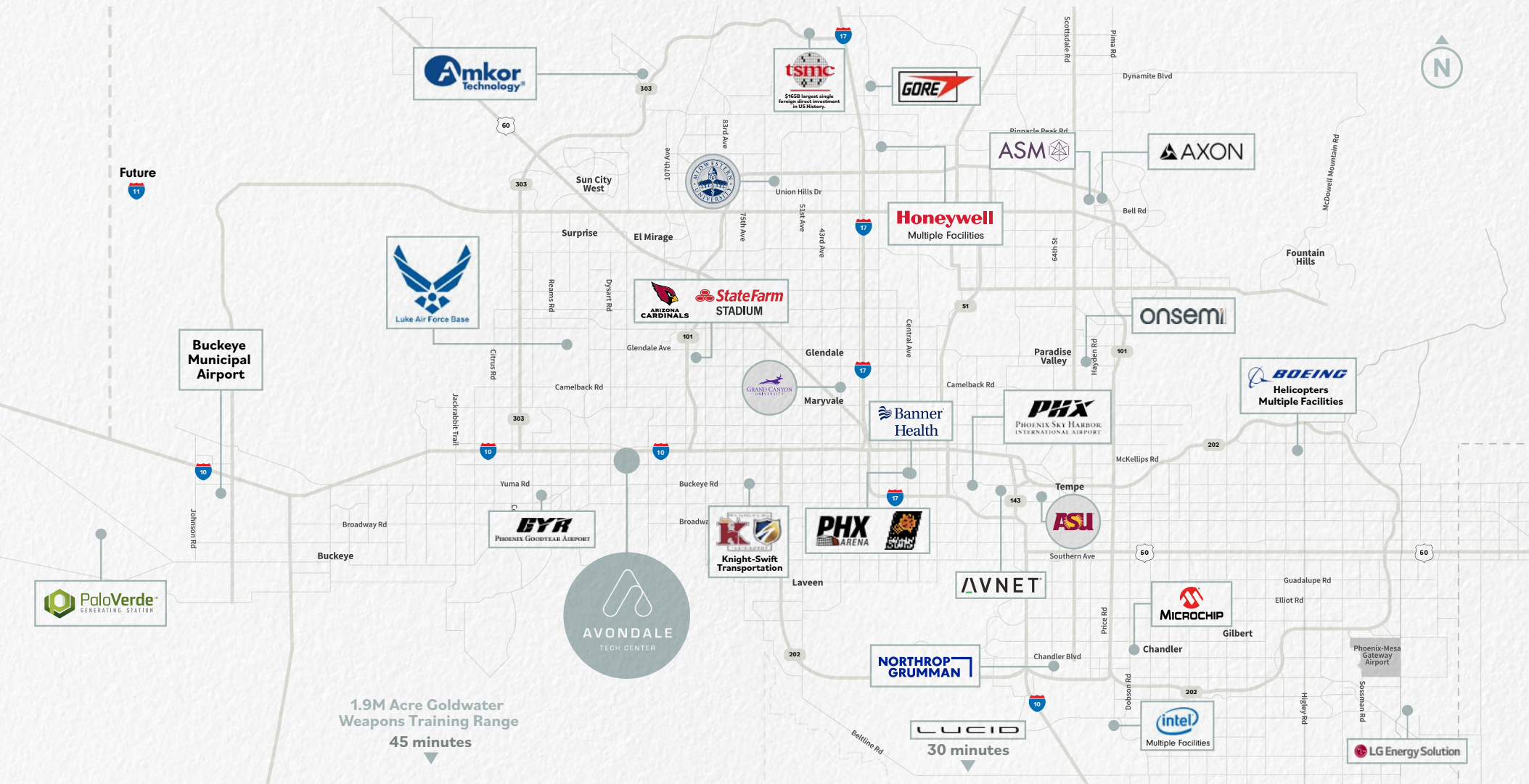
**Downtown  
Phoenix**  
±15 miles

**Phoenix Sky Harbor Int'l Airport**  
±18.5 miles

**Arizona State University**  
±24 miles

**AMKOR**  
±30 miles

**TSMC**  
±33 miles





# The Avondale Advantage

Home to a vibrant culture, culinary scene and entertainment, including Phoenix Raceway.

**1946**

Founded

**92,168**

Population

**300+**

Sunny Days

**31.9**

Median Age

**45**

Square Miles  
in Area

**42,000**

Phoenix Raceway Capacity,  
Home to NASCAR  
Championship Weekend



Check out the Avondale  
Visitor's Guide for more  
information



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