



Available for sublease

161,515 SF (Up to 220,000 SF)

10210 W. Van Buren Street Avondale, AZ

 **JLL** SEE A BRIGHTER WAY

10210 W. Van Buren Street

161,515 SF (Up to 220,000 SF)

36' clear height

Cross dock configuration

100% air conditioned

LED lighting on motion sensors

Warehouse restroom pods

±36 dock positions

18 inpit mechanical pit levelers

(40,000 lb capacity)

All docks equipped with z-guards, bumpers and shelters

±183' full concrete truck courts

±40 off dock trailers stalls

ESFR fire sprinklers

±370' building depth

R-30 roof insulation at deck

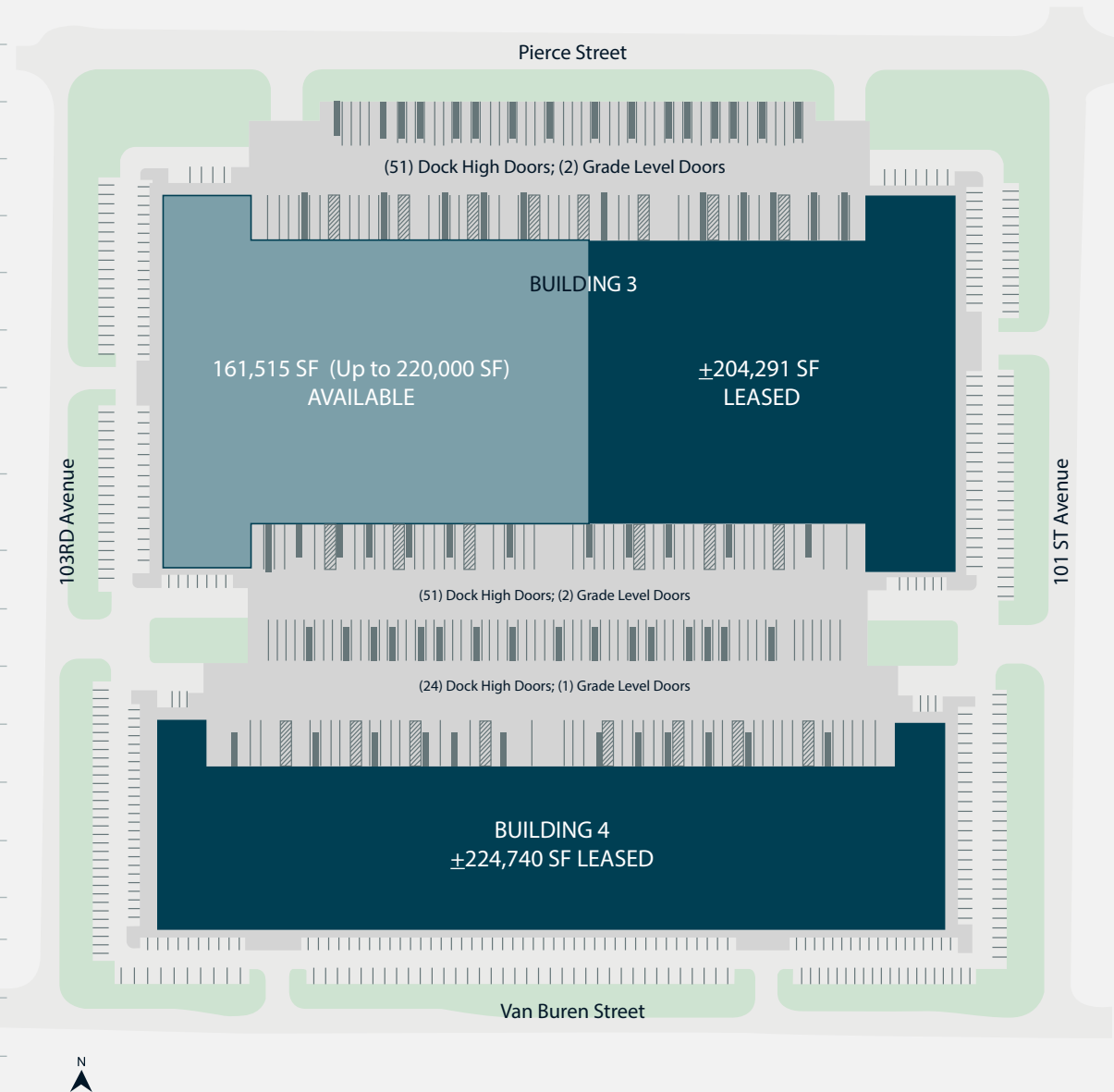
Wall insulation system

7" strategically reinforced slab

50'x56' column spacings with 60' speed bays

Immediate access to I-10 and major arterials

Sublease through 2/29/2028



Location Highlights



Interstate 10 access



Foreign trade zone capable



Central location

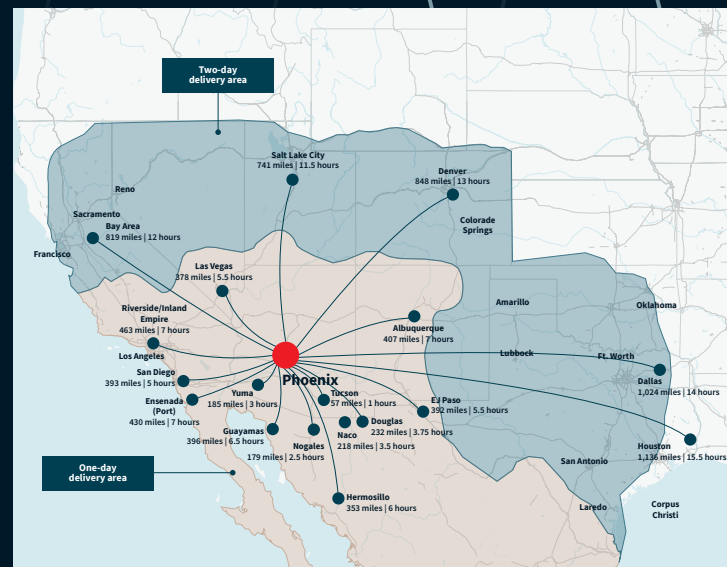
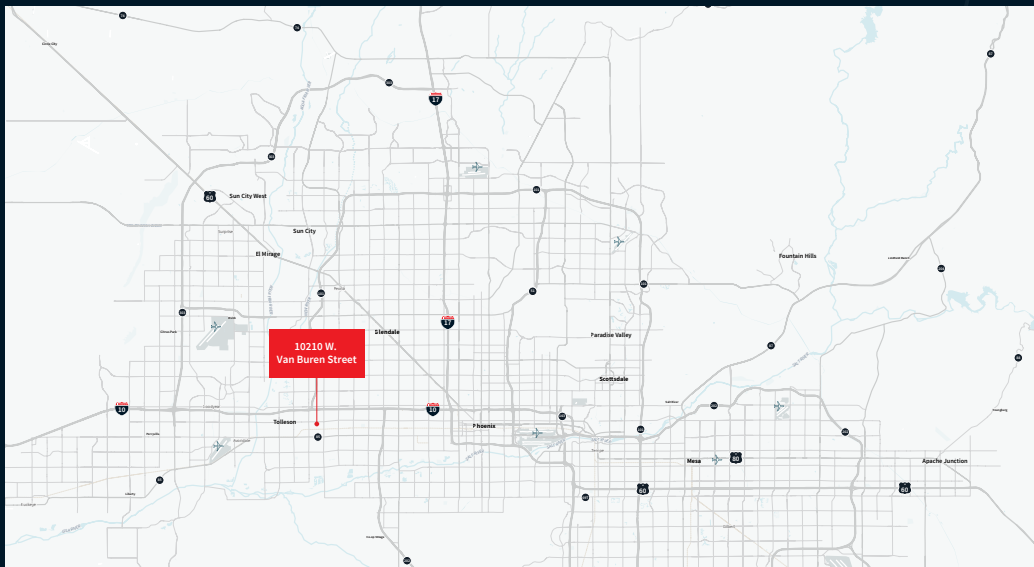


Corporate neighbors



2.1 people within a 30 min drive





Greater Phoenix

- With 4.6 million people, Phoenix has the 12th largest metropolitan area in the U.S. and is projected to grow more than 42% over the next 15 years
- Phoenix has one of the lowest costs of doing business than any other U.S. Metropolitan area
- Phoenix is ranked #11 among U.S. cities for the least amount of traffic congestion
- Phoenix is within an 8 hour drive to ports of California and Mexico
- Arizona offers more than 20 business incentives to choose from

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