



AVONDALE

TECH CENTER

Under Construction
Delivering Early Q3 2027



CREATION RE
PE

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)

 100% steel roof deck

 4 EV Chargers (8 spots) per building

 K25 sprinkler heads

 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

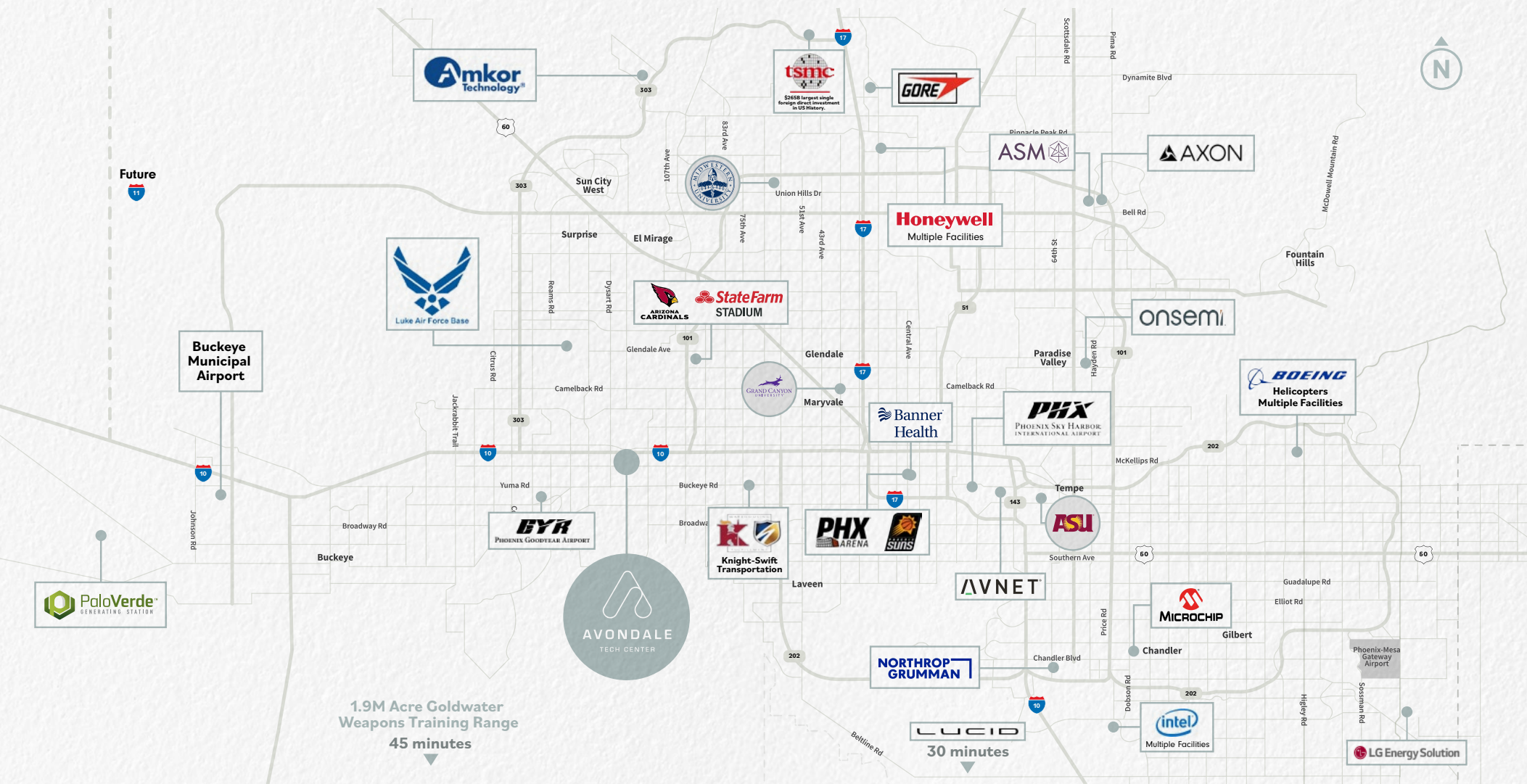
**Downtown
Phoenix**
±15 miles

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

**Arizona State
University**
±24 miles

AMKOR
±30 miles

TSMC
±33 miles



Your Direct Connection to Phoenix's Tech & Manufacturing Powerhouses

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

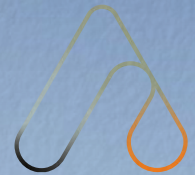
Square Miles
in Area

42,000

Phoenix Raceway Capacity,
Home to NASCAR
Championship Weekend



Check out the Avondale
Visitor's Guide for more
information



AVONDALE

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CREATION REPE

Riley Gilbert, SIOR
Vice Chairman

T +1 602 282 6271
M +1 480 628 5590
riley.gilbert@jll.com

John Lydon, SIOR
Executive Managing Director

T: +1 602 282 6326
M: +1 773 617 6511
john.lydon@jll.com

Kelly Royle
Vice President

T: +1 602 282 6258
M +1 602 814 1583
kelly.royle@jll.com

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