For lease

Palm Valley Commerce Center

137th Avenue and Auto Drive, Goodyear

3 building industrial development | Divisible to ± 5,750 - 40,000 SF

Schnitzer PROPERTIES | JLL

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 U.S

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

Schnitzer PROPERTIES | JLL

Site plan

N 137th Ave
W Van Buren St
N Central Avenue
W Auto Dr.
N
AVAILABILITY:
Building A:
• Suite 148: 41,378 SF
• Suite 114: 21,555 SF
Building B:
• Suite 119: 14,780 SF
• Suite 115: 14,765 SF
• Suite 103: 13,952 SF
Building C:
• Suite 151: 20,945 SF
• Suite 143: 13,447 SF
• Suite 131: 11,511 SF
• Suite 119: 11,511 SF
• Suite 105: 15,711 SF
LEASED
Building C
Suite 151
Suite 143
Suite 131
LEASED
LEASED
Suite 119
LEASED
Suite 105
LEASED
Suite 114
LEASED
LEASED
Building A
Suite 148
Building B
Suite 103
Suite 115
Suite 119
LEASED

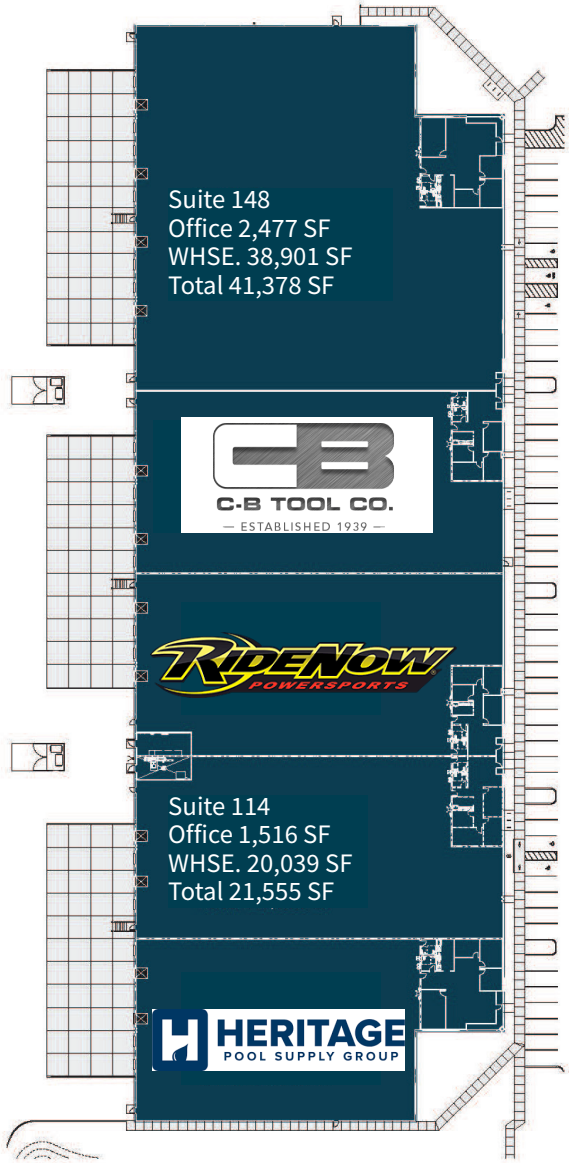
Building A

13550 W Auto Drive, Goodyear, AZ 85338

- ±125,873 SF rear load building
- Divisible to ±20,000 - 40,000 SF
- 210’ building depth
- 32’ clear height
- 50’ x 52’ column spacing with 60’ speed bays
- 7” floor slab; 3500 PSI
- Dock high doors & grade level loading
- R-38 roof insulation
- 3,000A 277/480V
- ESFR fire sprinkler system with K-16.5 heads
- 135’ truck court
- 120 auto parking spaces

Make-ready improvements

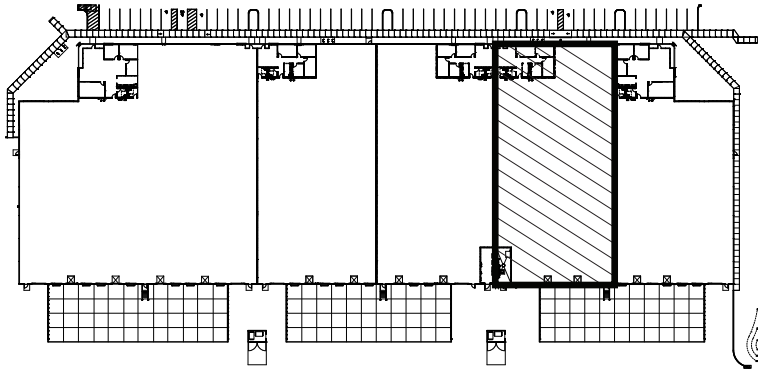
- Spec suites ranging from 1,500 – 2,400 SF
- LED lighting
- Warehouse HVAC
- Pit levelers
- Edge of dock levelers

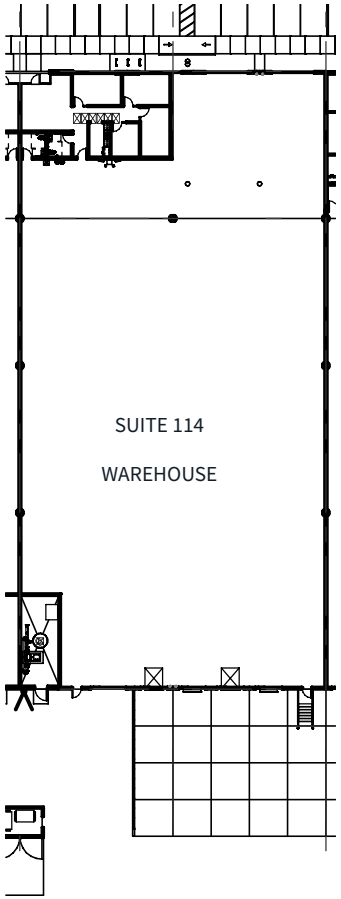


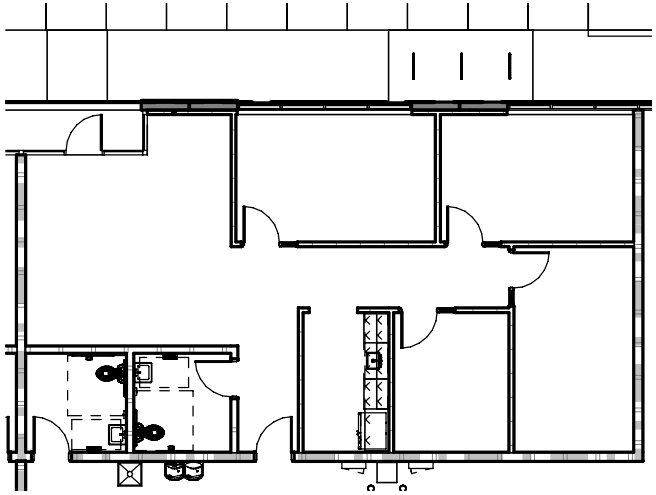
N

Suite 114

- Office: 1,516 SF
- Warehouse: 20,039 SF
- Total: 21,555 SF
- Grade door: 1
- Dock door: 4







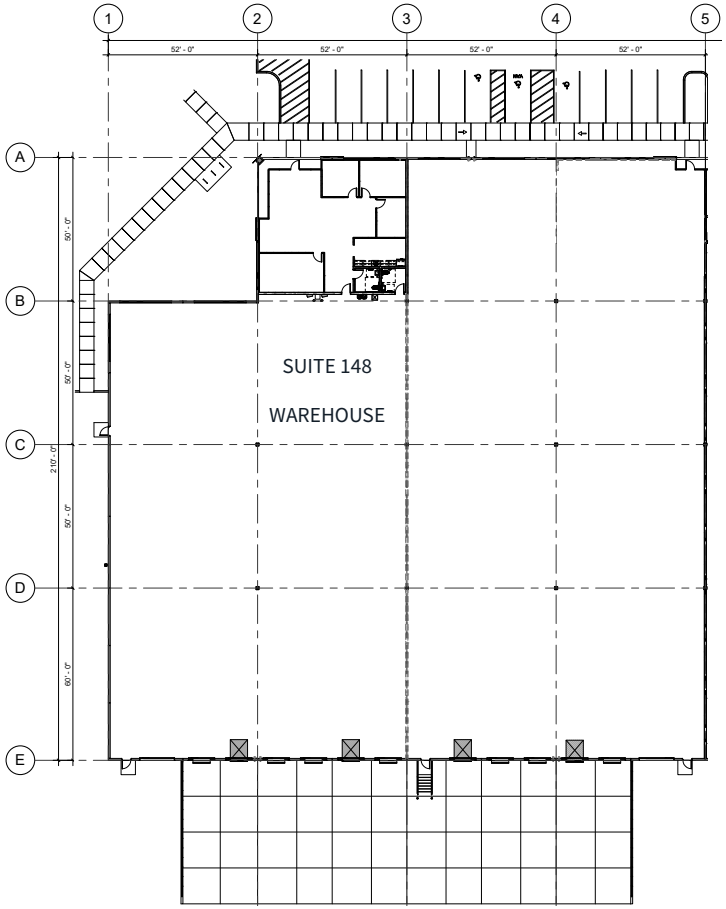
Suite 114

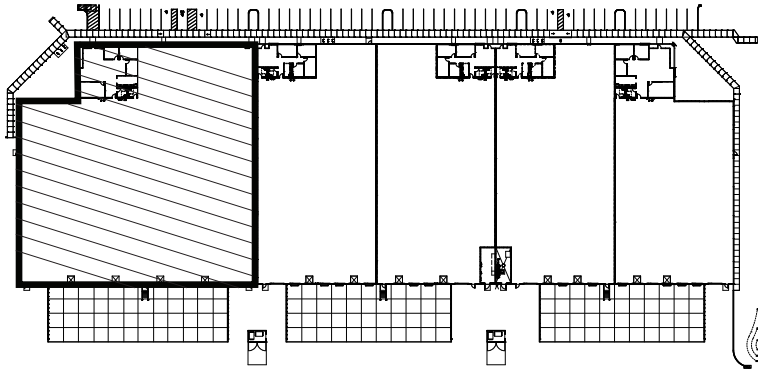
Office 1,516 SF

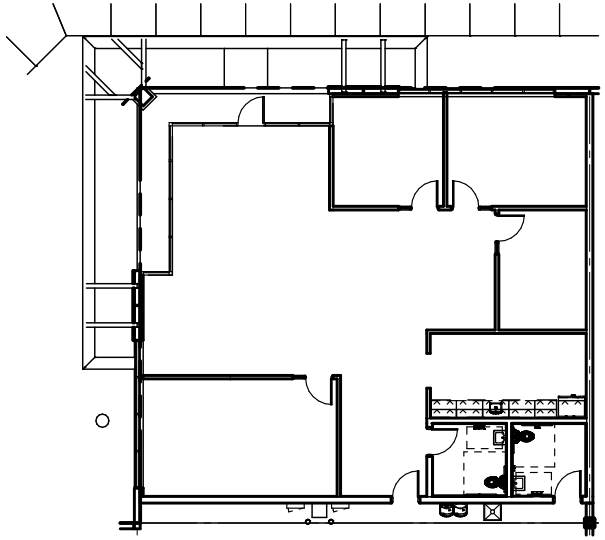
N

Suite 148

- Office: 2,477 SF
- Warehouse: 38,901SF
- Total: 41,378 SF
- Grade door: 2
- Dock door: 11







Suite 148

Office 2,477 SF

N

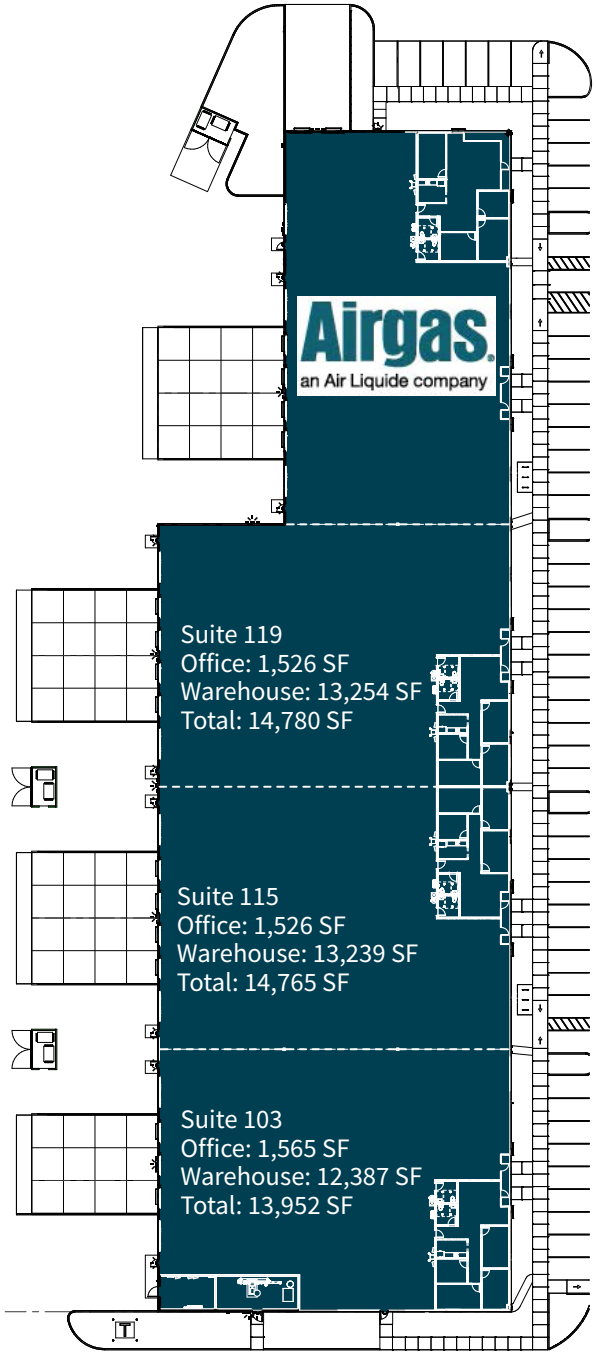
Building B

13585 W Auto Drive, Goodyear, AZ 85338

- ±57,720 SF rear load building
- Divisible to ±14,000 -15,000 SF
- 140’ building depth (South)
- 22’ clear height
- 45’ x 52’ column spacing and 50’ x 52’ column spacing
- 7” floor slab; 3500 PSI
- Dock high doors & grade level loading
- 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

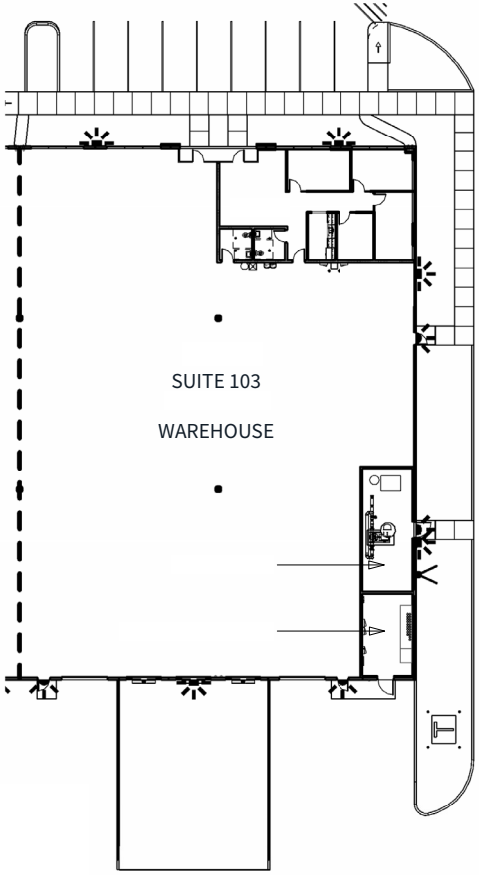
- ± 1,500 spec offices
- LED lighting
- Warehouse HVAC
- Edge of dock levelers
- Full demising walls

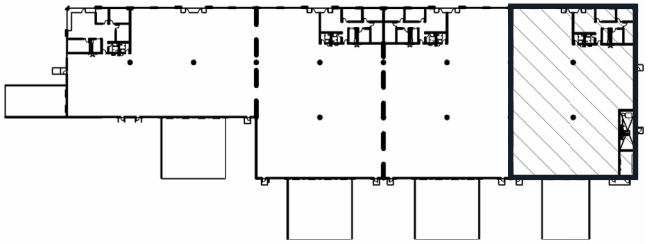


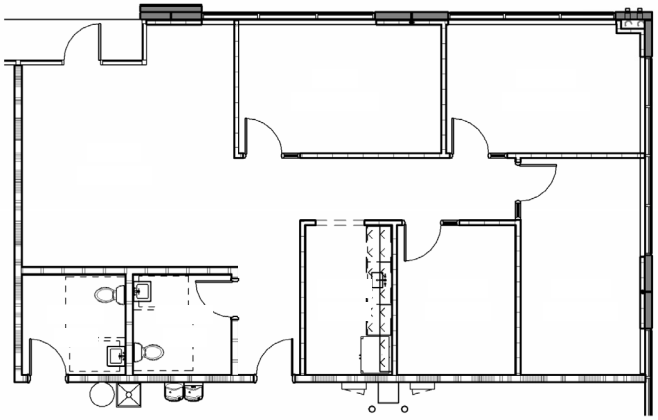
N

Suite 103

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







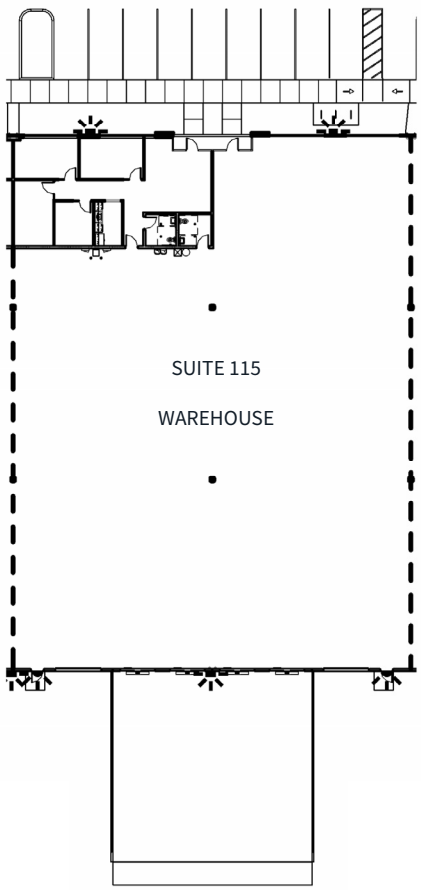
Suite 103

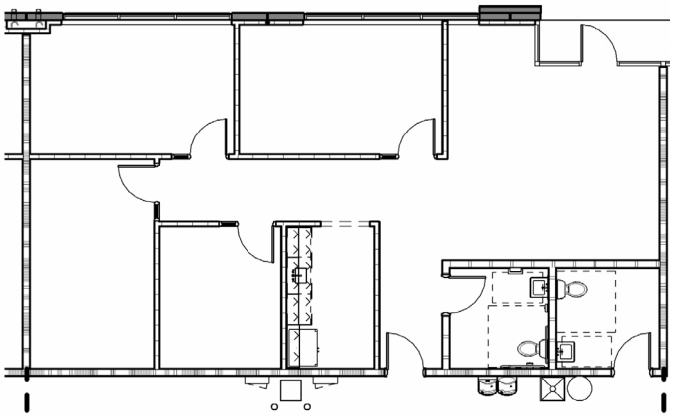
Office: 1,565 SF

N

Suite 115

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





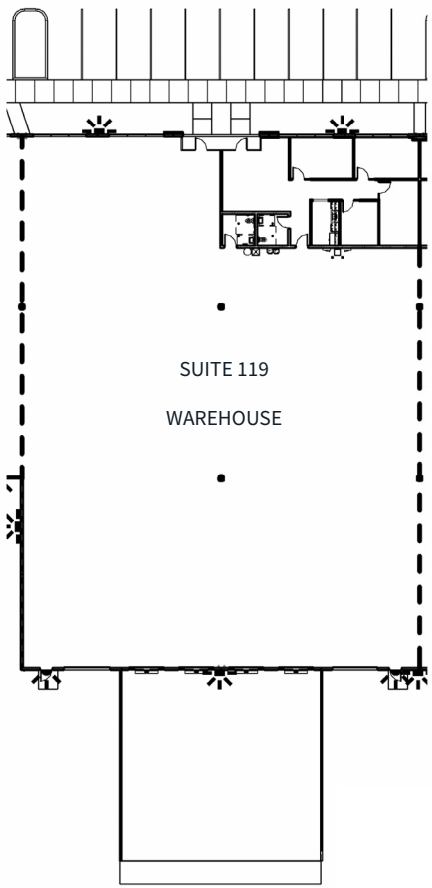
Suite 115

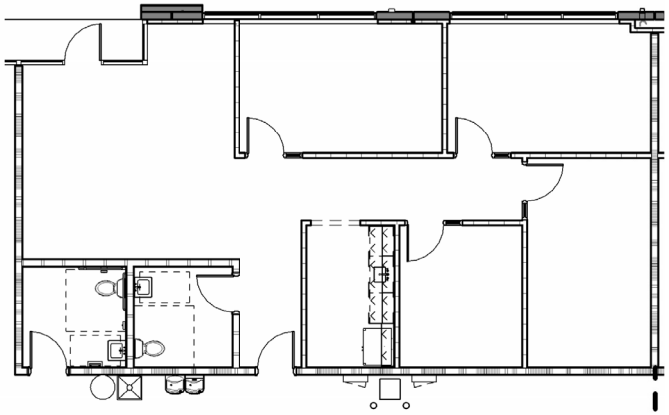
Office: 1,526 SF

N

Suite 119

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





Suite 119

Office: 1,526 SF

N

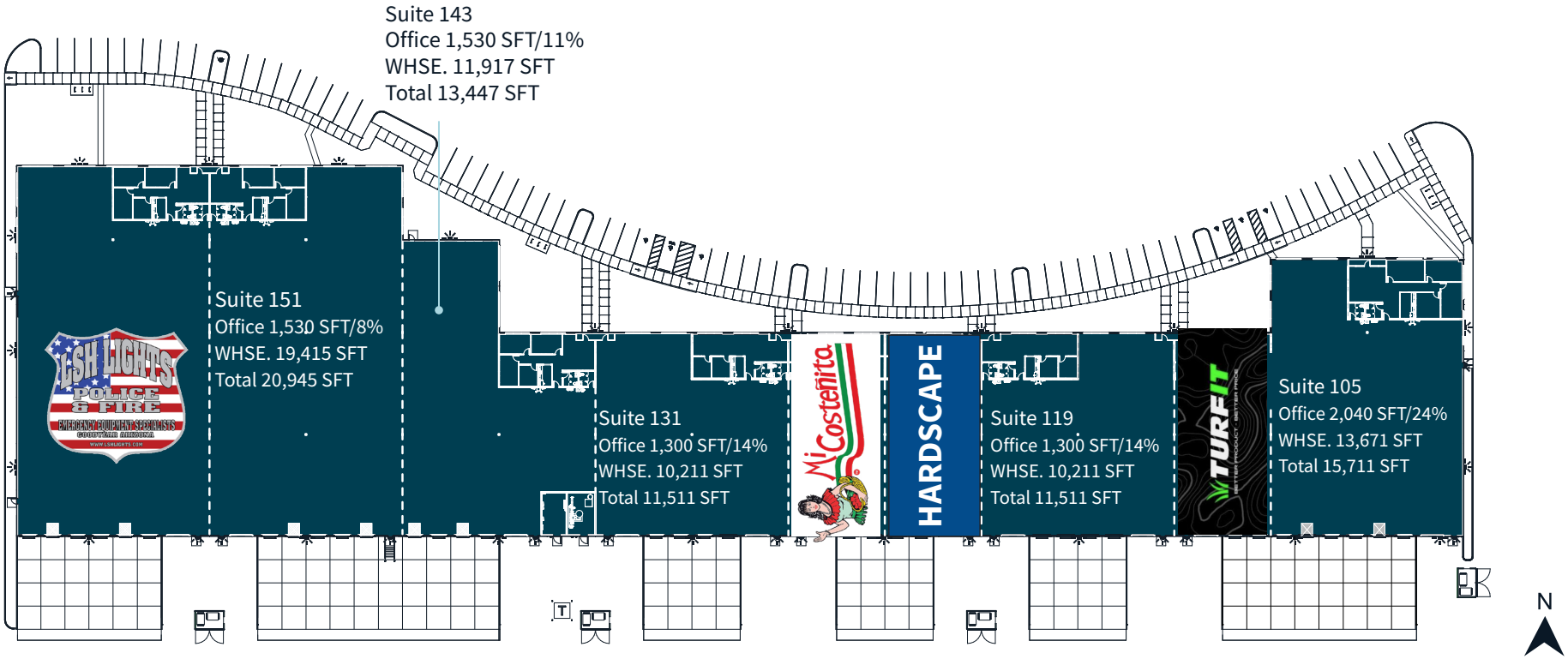
Building C

13635 W Auto Drive, Goodyear, AZ 85338

- ±111,280 SF rear load building
- Divisible to ±5,700 - 20,900 SF
- 30’ clear height
- 50’ x 52’ column spacing
- 7” floor slab; 3500 PSI
- Dock high and grade level loading
- 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

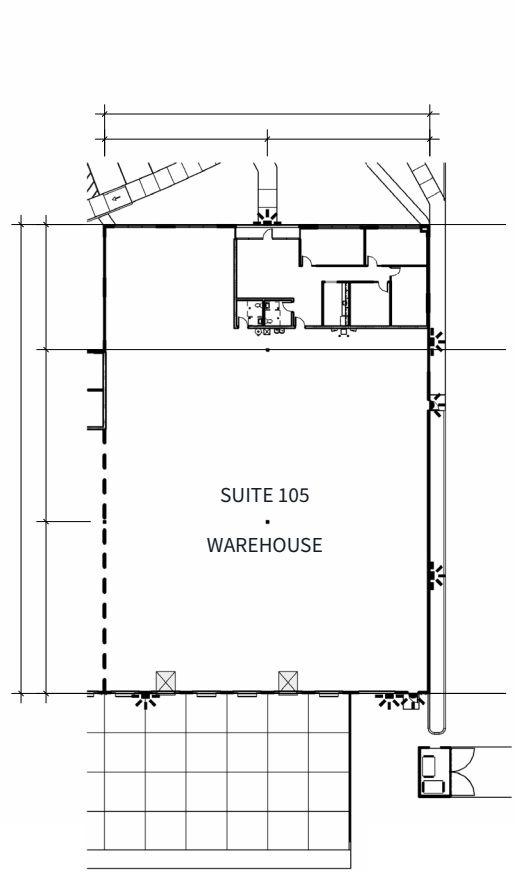
Make-ready improvements

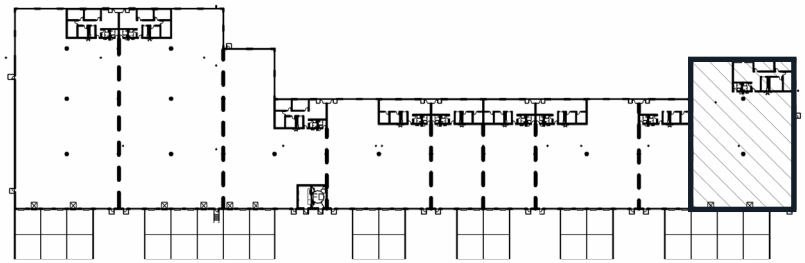
- Spec offices ranging from 1,300 – 2,000 SF
- LED lighting
- Warehouse HVAC
- Pit levelers
- Edge of dock levelers
- Full demising wall

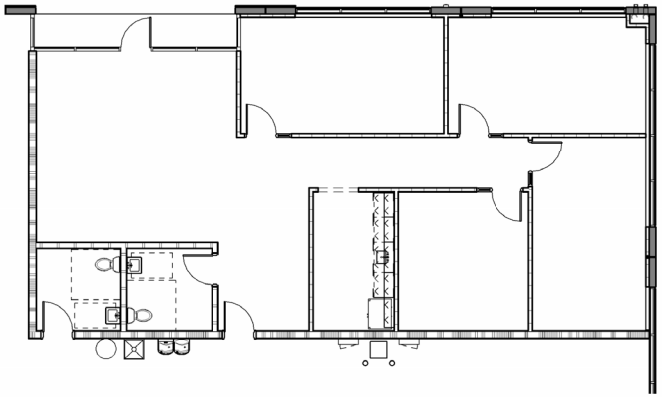


Suite 105

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







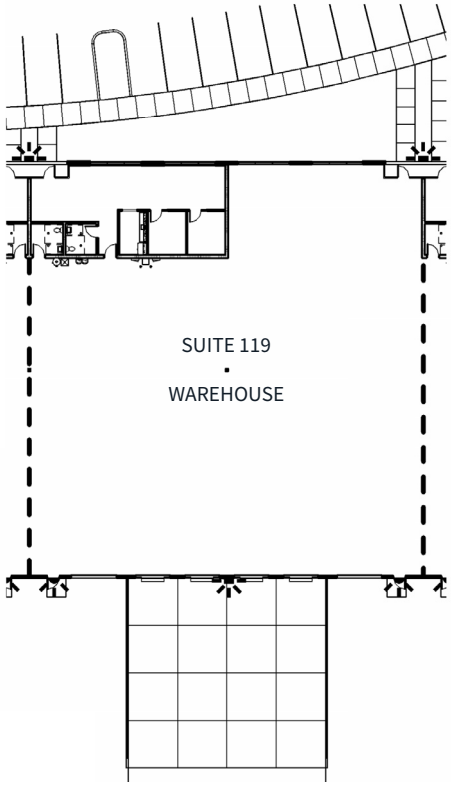
Suite 105

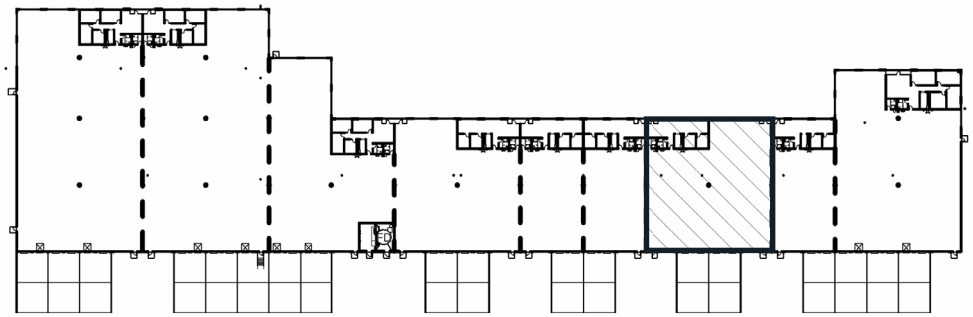
Office: 2,040 SF

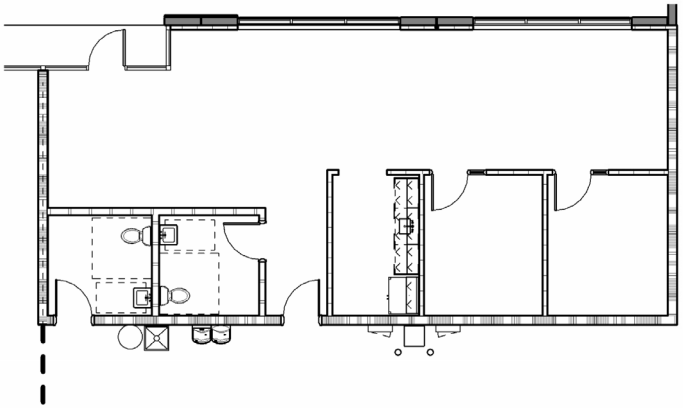
N

Suite 119

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







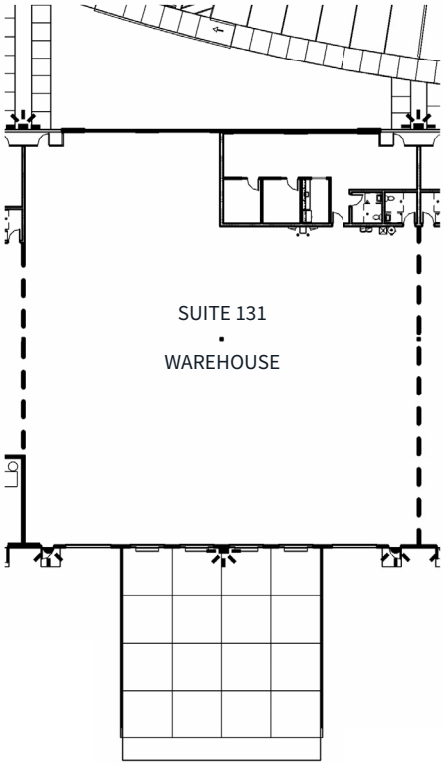
Suite 119

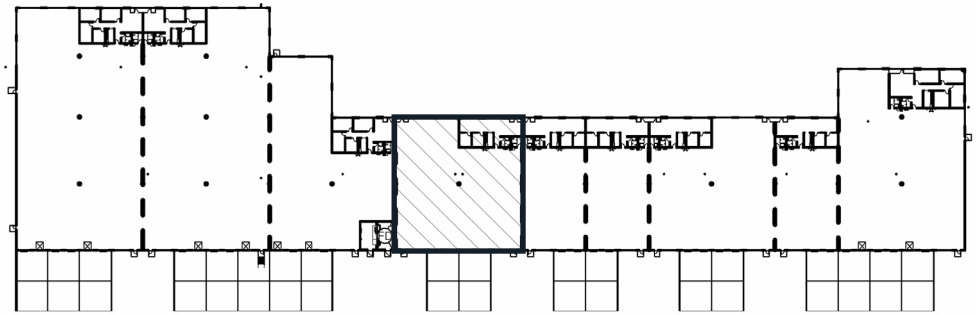
Office: 1,300 SF

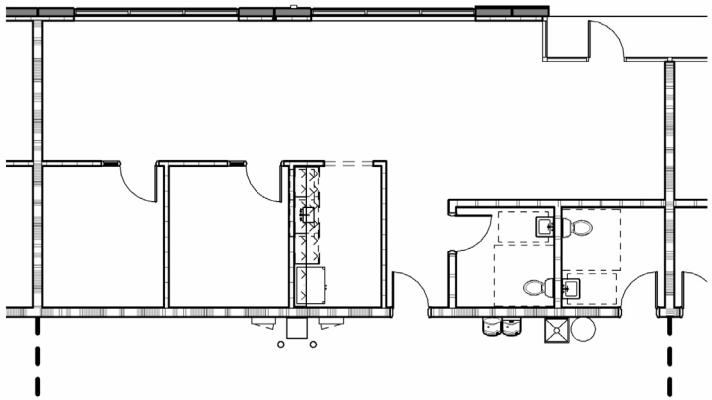
N

Suite 131

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







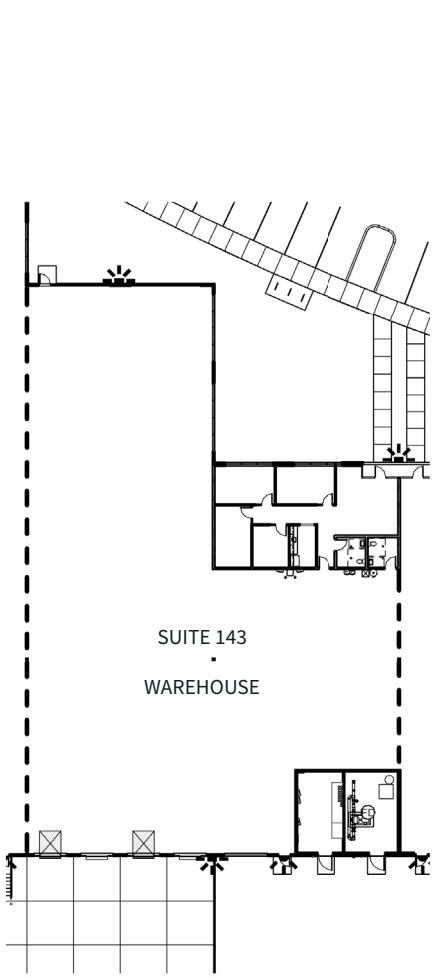
Suite 131

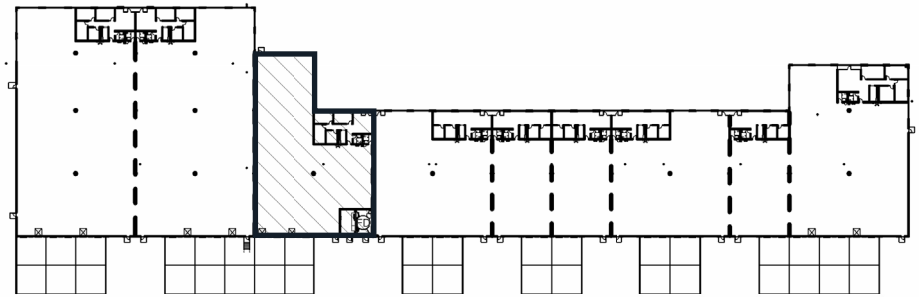
Office: 1,300 SF

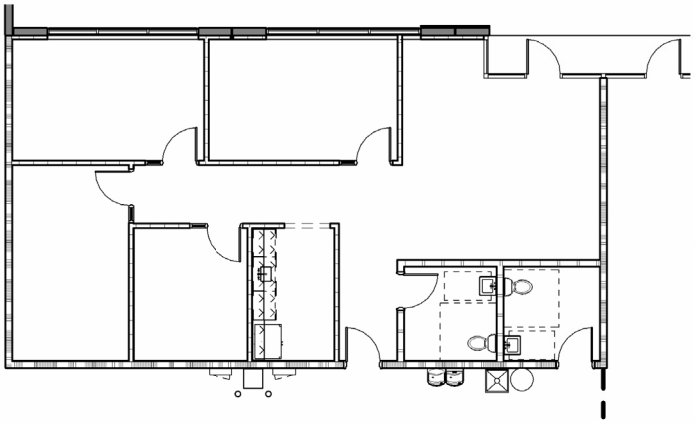
N

Suite 143

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







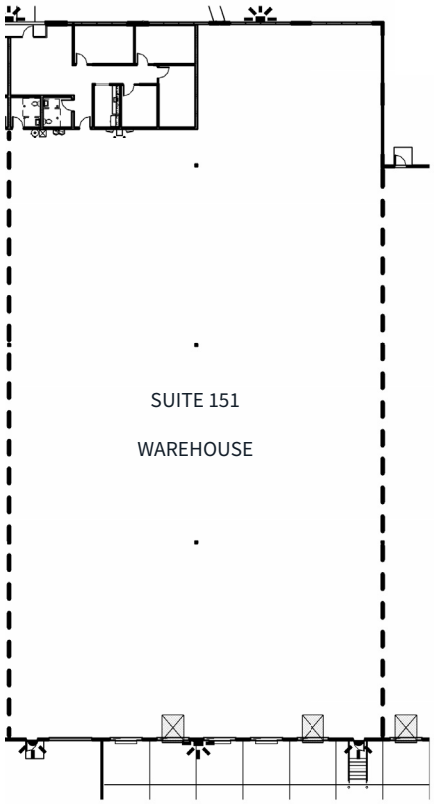
Suite 143

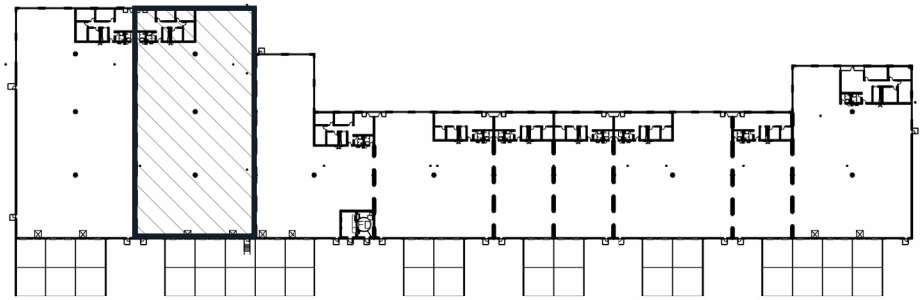
Office: 1,530 SF

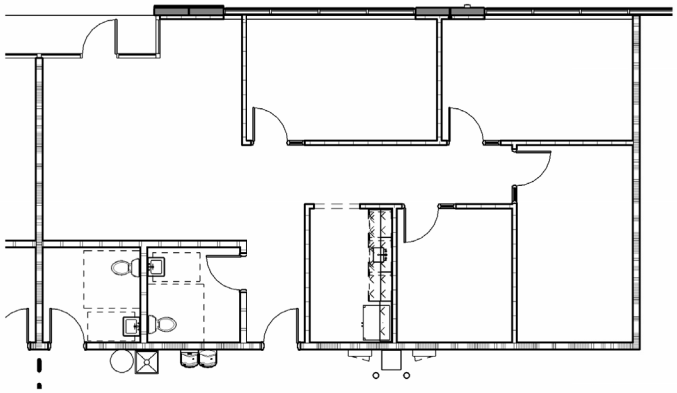
N

Suite 151

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







Suite 151

Office: 1,530 SF

N

JLL SEE A BRIGHTER WAY

Nearby retail amenities

2 minutes/0.5 mile
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

Kelly Royle
Vice President
+1 602 282 6258
kelly.royle@jll.com

Nicole Marshall
Associate
+1 480 936 6940
nicole.marshall@jll.com

Riley Gilbert, SIOR
Vice Chairman
+1 602 282 6271
riley.gilbert@jll.com

Marc Hertzberg, SIOR
Vice Chairman
+1 602 282 6269
marc.hertzberg@jll.com

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