Southwest Industrial Center

MOVE-IN READY



±214,205 SF for Lease

7775 W. Buckeye Road, Phoenix, AZ

JLL

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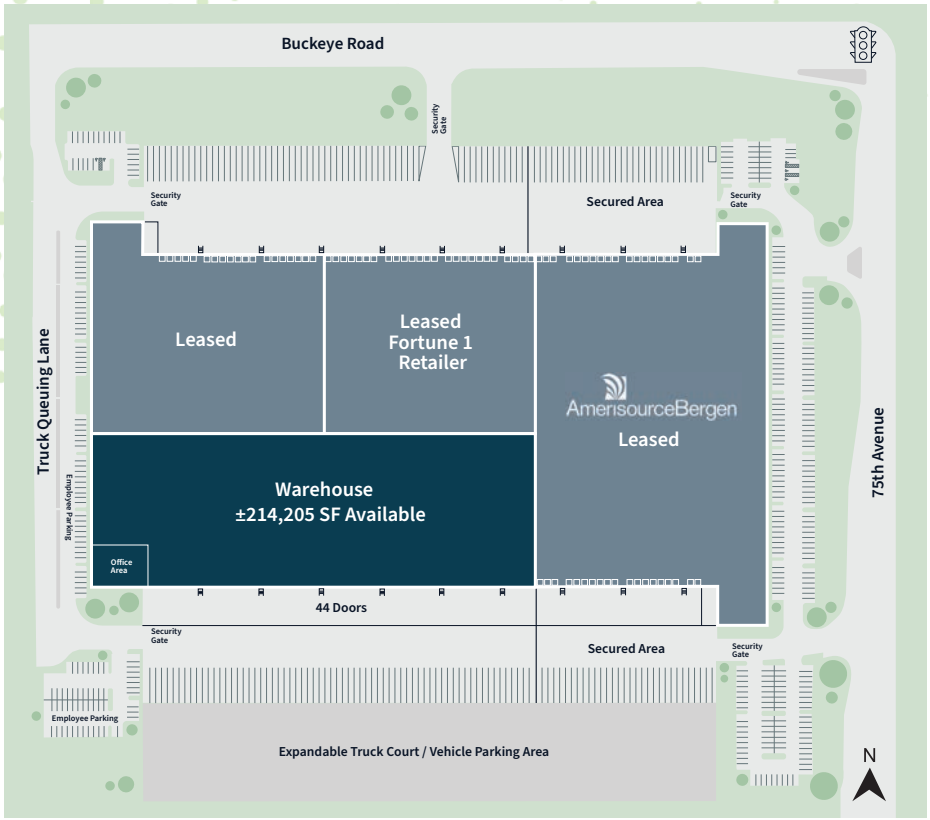
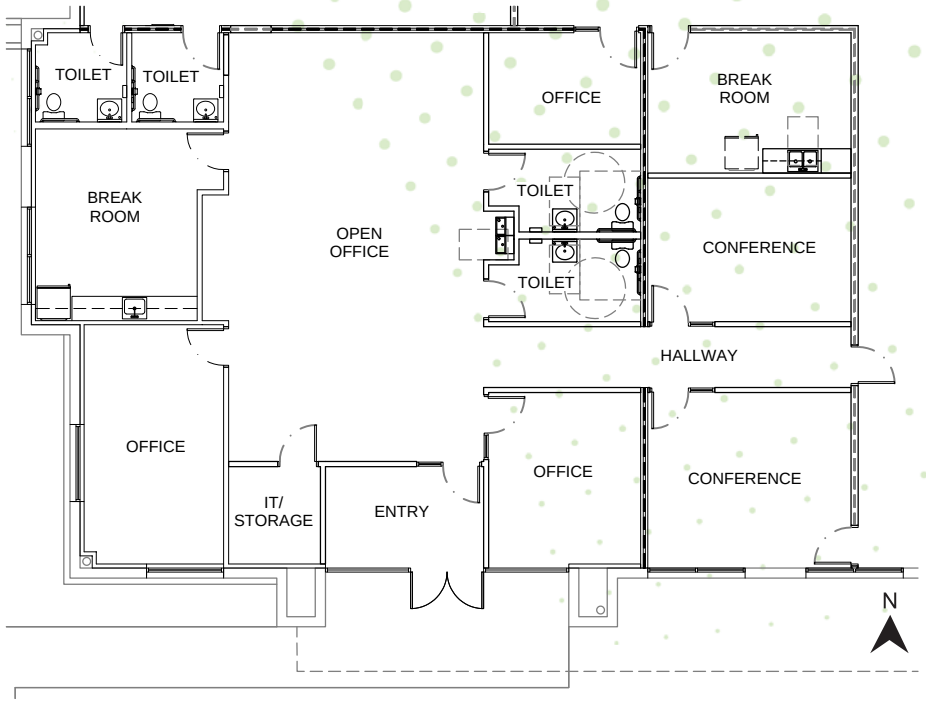
SITE PLAN



OFFICE FLOOR PLAN



3,052 SF

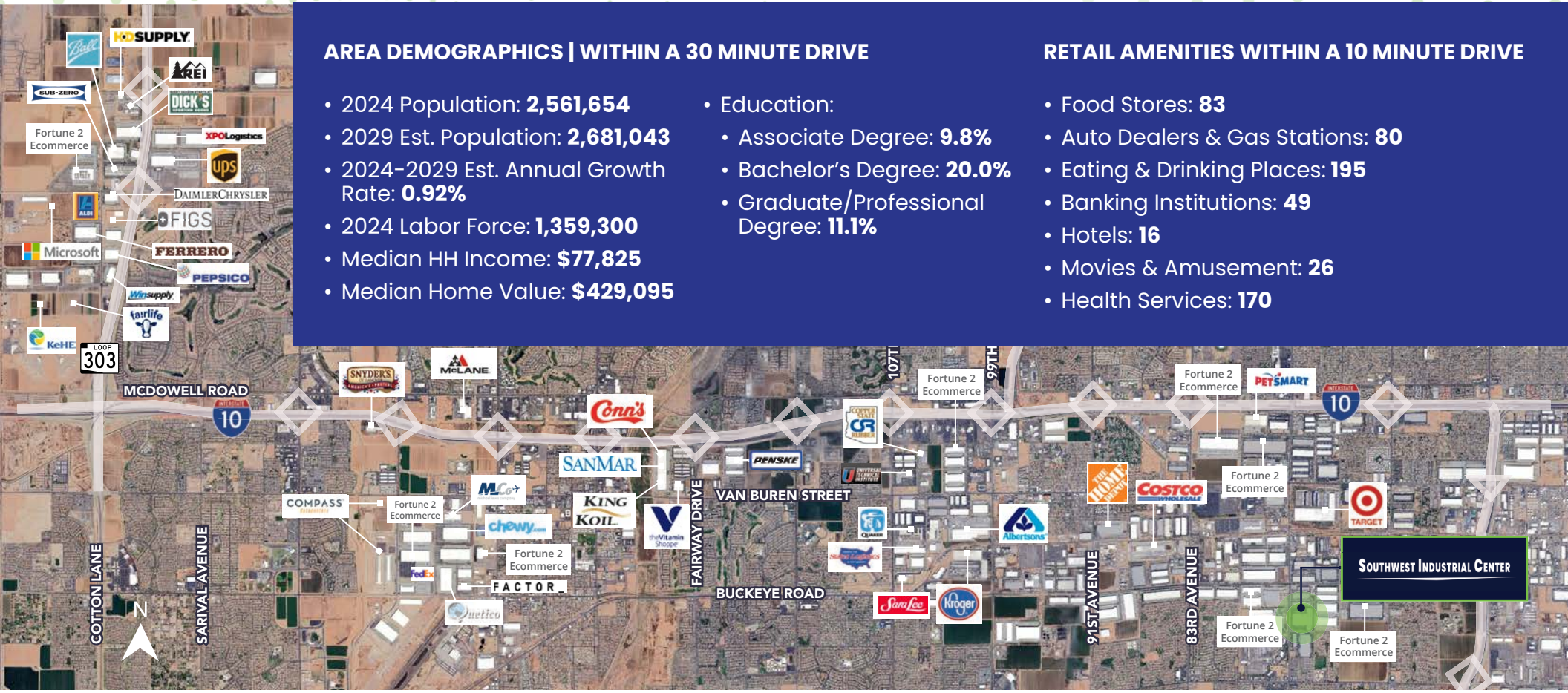
PROPERTY HIGHLIGHTS

- ±214,205 SF available – MOVE IN READY
- ±684,420 SF total building size
- 32′ clear height
- Exclusive 190′ secured concrete truck court
- 44 dock high doors; 1 ramp to grade
- 60′ (D) x 52′ (W) typical column spacing
- 60′ speed bay at dock loading areas
- ±88 auto parking stalls (expandable)
- ±65 trailer parking stalls (expandable)
- On-site truck queuing lane
- K17 ESFR fire sprinkler system
- 2.5% skylights
- Power: ±1,400 amps 480/277v available
- R-30 roof insulation, white cap sheet
- White interior warehouse walls
- A-1 zoning, City of Phoenix

MAKE-READY WORK

- ±3,052 SF existing office
- LED lighting
- EVAP cooling in the warehouse
- 9 mechanical pit levelers
- 35,000 pound capacity

CORPORATE NEIGHBORS MAP & DEMOGRAPHICS



AREA DEMOGRAPHICS | WITHIN A 30 MINUTE DRIVE

- 2024 Population: **2,561,654**
- 2029 Est. Population: **2,681,043**
- 2024-2029 Est. Annual Growth Rate: **0.92%**
- 2024 Labor Force: **1,359,300**
- Median HH Income: **$77,825**
- Median Home Value: **$429,095**
- Education:
  - Associate Degree: **9.8%**
  - Bachelor's Degree: **20.0%**
  - Graduate/Professional Degree: **11.1%**

RETAIL AMENITIES WITHIN A 10 MINUTE DRIVE

- Food Stores: **83**
- Auto Dealers & Gas Stations: **80**
- Eating & Drinking Places: **195**
- Banking Institutions: **49**
- Hotels: **16**
- Movies & Amusement: **26**
- Health Services: **170**









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