

FTZ CAPABLE/  
36' CLEAR HEIGHT

NOW DIVISIBLE  
TO ±136,808 SF



±136,808 SF TO ±273,616 SF AVAILABLE

CLASS A BULK DISTRIBUTION/  
FULFILLMENT CENTER



**LOGISTICS  
CENTER**

NWC 59th Avenue & Van Buren Street | Phoenix, AZ  
[www.10westlogistics.com](http://www.10westlogistics.com)

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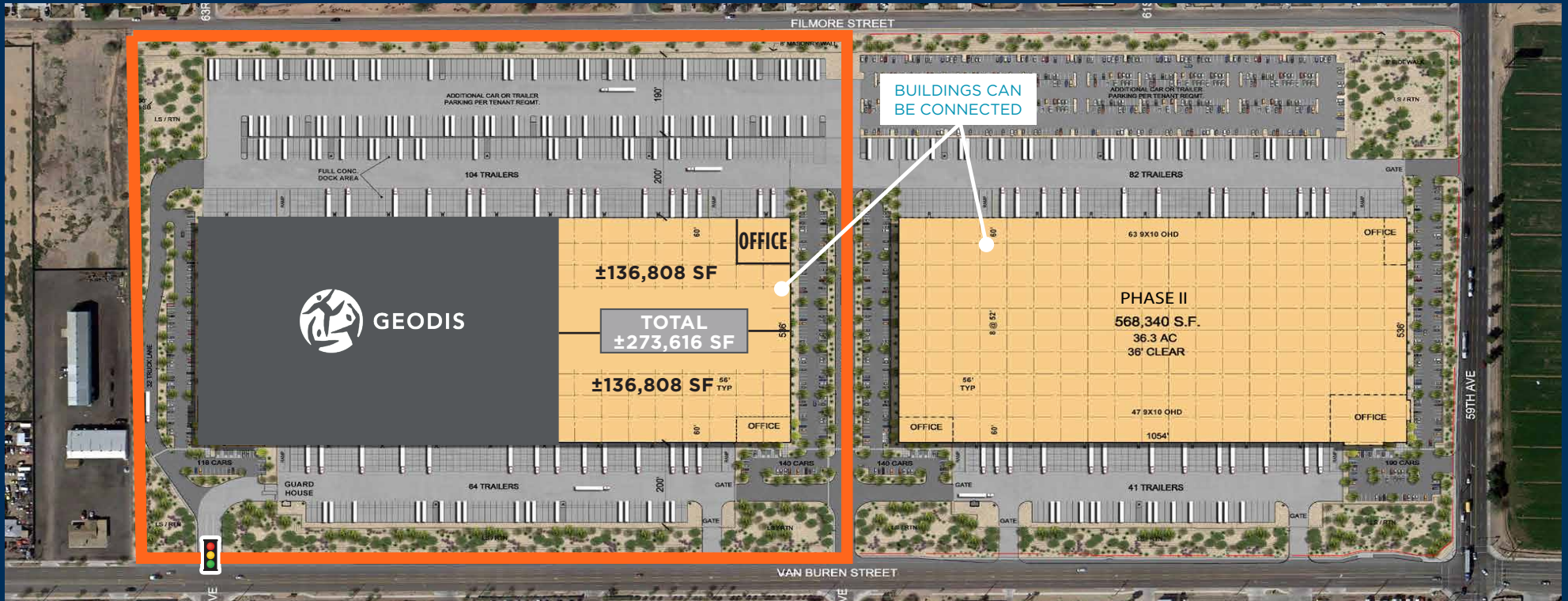
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# CONCEPTUAL SITE PLAN



## PHASE I EXISTING BUILDING

- Building Size 659,811 SF
- Available: 273,616 SF
- Office: to suit
- Dimensions 536 x 1222'
- 130 dock high loading doors
- 2 grade level doors
- 168 trailer stalls (expandable up to 356 spaces)
- 258 car spaces (expandable up to 1,696 spaces)

## PHASE II EXISTING BUILDING

- Building Size 568,340 SF
- Office 25,000 SF (or to suit)
- Dimensions 536 x 1054'
- 110 dock high loading doors
- 4 grade level doors
- 123 trailer stalls (expandable)
- 330 car spaces (expandable up to 1,451 spaces)

## 10 WEST LOGISTICS PROJECT FEATURES

<b>Lot Size:</b>	±80 acre site	<b>Trailer Parking:</b>	291 stalls expandable
<b>Total Project Size:</b>	1,303,200 SF	<b>Clear Height:</b>	36'
<b>Divisibility:</b>	100,000 - 1,303,200	<b>Column Spacing:</b>	52' x 56' with 60' speed bays
<b>Zoning:</b>	A-1 Equivalent, Industrial P.U.D.	<b>Loading:</b>	Dock-high & Drive-in
<b>Frontage:</b>	59th Avenue (Future Loop 202) & Van Buren Street	<b>Configuration:</b>	Cross-dock
	Full Traffic Signal South at 59th & 63rd Avenue & Van Buren Street	<b>Truck Court:</b>	200' minimum depth/all concrete
<b>Ingress/Egress:</b>	7 access points	<b>Power:</b>	3000 Amps (277/480)/ building (expandable)
	2-59th Avenue	<b>Sprinklers:</b>	ESFR fire sprinkler systems
	5-Van Buren Street	<b>Lighting:</b>	T-5 motion detected
<b>Parking:</b>	588 car spaces (expandable up to 3,147 spaces)	<b>Yard:</b>	Fenced and secured
<b>Skylights:</b>	2% coverage	<b>Other:</b>	Guard shack/ quarters available



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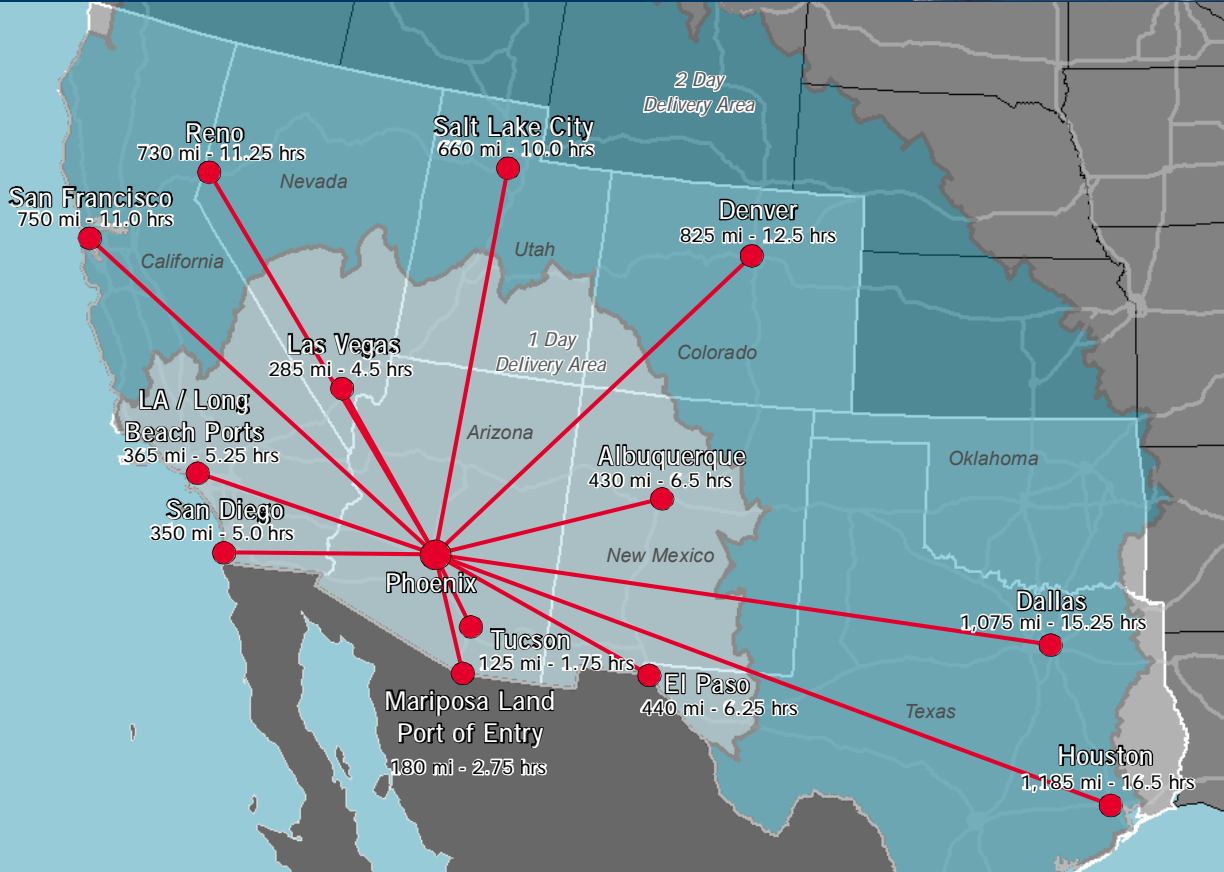
Located on the NWC of 59th Avenue and Van Buren Street in Phoenix, 10 West Logistics Center is an 80 acre, Class A master planned bulk distribution business park that will consist of over 1.3 million square feet. Centered in the heart of Southwest Phoenix, the high image facilities will offer 36' clearance, ESFR sprinklers, energy efficient motion sensor lighting, excellent dock-high loading, and an abundance of trailer or car parking. The site offers immediate access to the I-10, Loop 101, I-17 and US-60 Freeways. The Class A distribution center(s) will be built, managed and maintained to meet high-level corporate tenant standards.





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