



101 Logistics Park

FOR LEASE

±200,000 SF - ±409,254 SF

10209 West Roosevelt Street | Building 2
Avondale, AZ



Jones Lang LaSalle Americas, Inc.
License #: CO508577000

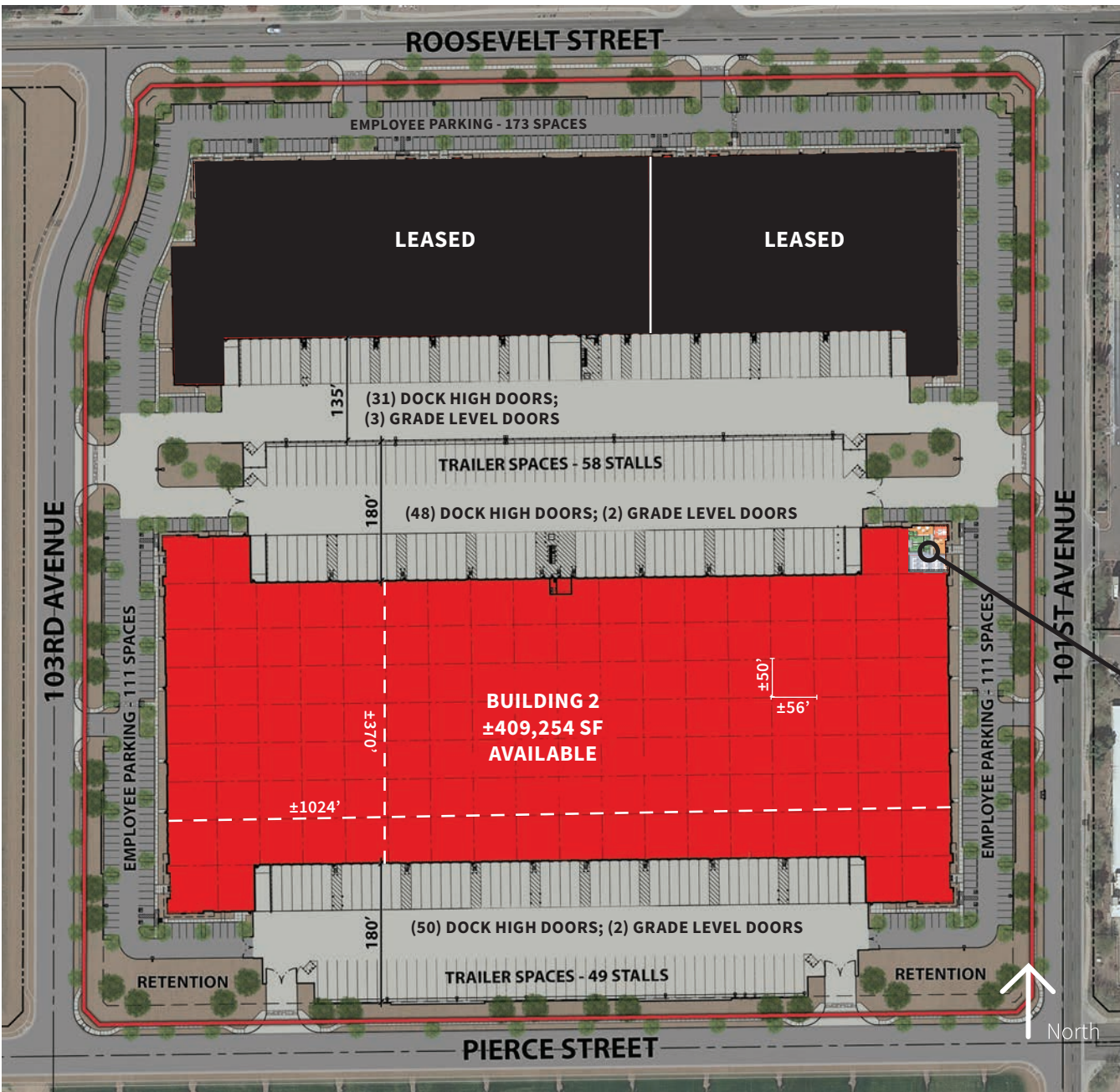
101 Logistics Park is a two-building, Class A, master-planned industrial development located in Avondale, Arizona. Located less than 1/2 mile from the confluence of Interstate 10 and Loop 101, with direct access via 99th Avenue. The site offers PAD zoning which allows for manufacturing, warehouse/distribution and e-commerce uses.

Building 2 10209 W Roosevelt Street

- ±409,254 SF (divisible)
- ±3,462 spec office suite
- 36' clear height
- 98 dock high doors; 4 grade level doors
- 222 auto parking stalls (covered parking available)
- 107 trailer parking stalls
- 50' x 56' typical column spacing, 60' speed bays
- Power: 3600A, 277/480V, 3 phase (SRP)
- ESFR fire sprinklers
- ±180' fenced/secured truck courts
- Skylights: 1%
- R-30 insulation at roof deck
- 7" strategically reinforced slab
- Concrete truck courts and driveways



±3,462 SF spec office





30 minute drive time

Population: 2,103,075
Households: 727,130
Families: 484,659
Average size: 3.49
Median age: 33.7
Median household income: \$52,086
Average household income: \$67,994

Trends, 5 year projected growth

Population: 2,264,971
Households: 781,922
Families: 519,039
Median household income: \$58,028

Avondale / Southwest Phoenix corporate commitments include:

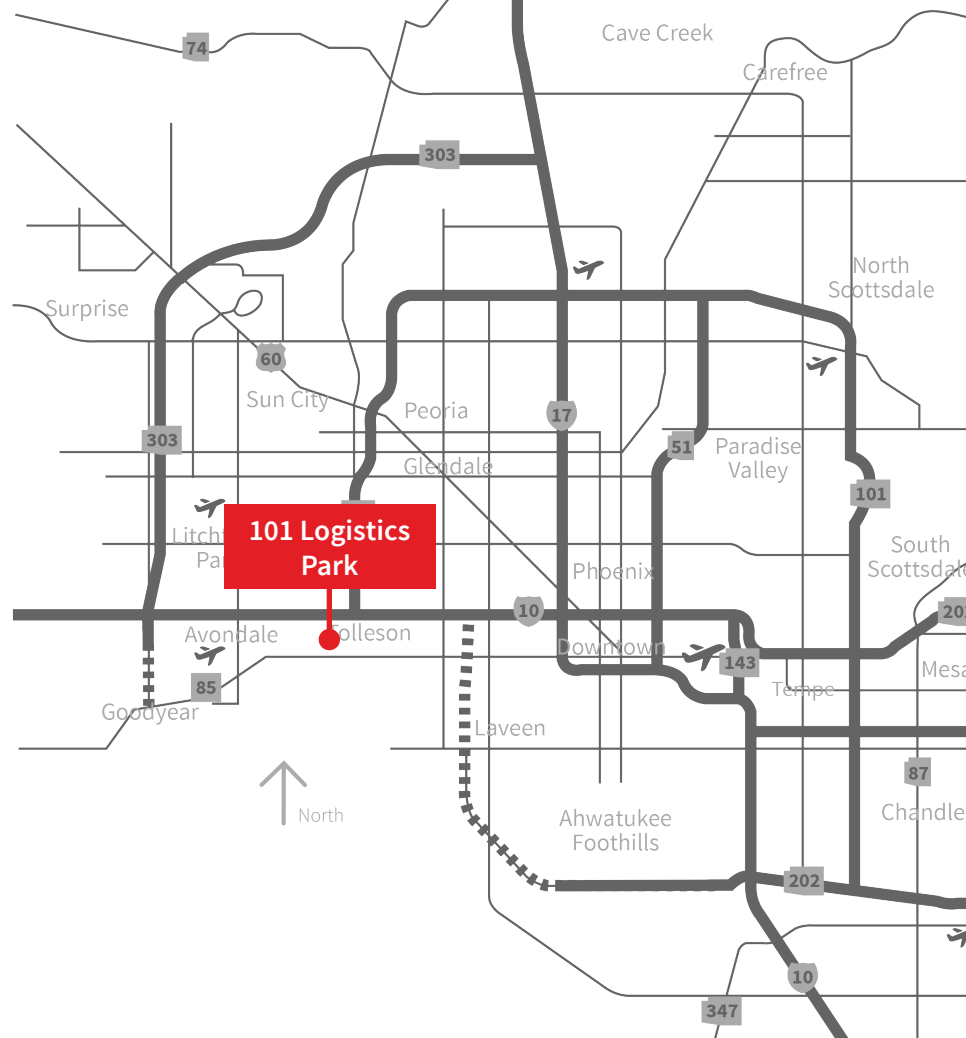
Fortune 5 E-commerce	SANMAR	Conn's	SIMMONS	theVitamin Shoppe
568,340 SF	326,214 SF	277,622 SF	216,495 SF	187,000 SF
CHEP	CASCADE STEEL	COPPER STATE RUBBER	KING KOIL	Microsoft
186,336 SF	155,794 SF	145,000 SF	87,500 SF	+1,000,000 SF

101 Logistics Park



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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