

TAILWIND LOGISTICS CENTER

7736 N REEMS RD, LITCHFIELD PARK, AZ 85340

BREAKING GROUND
OCTOBER 2026



±551,040 SF

CROSS DOCK

AVAILABLE FOR LEASE

Hopewell
DEVELOPMENT

PCCP 

Jones Lang LaSalle Americas, Inc. License #: CO508577000

 **JLL**

Building Totaling:
±551,040 SF

Site access via
Reems Road and
Northern Avenue

Less than **1 mile** to
full diamond at
Northern Parkway

Less than **2 miles**
to **Loop 303** via
Northern Parkway

7 miles to the
Loop 303 & I-10
interchange

PROPERTY FEATURES

- Clear height: 40 ft
- Power: (2) 3,000 480/277v SES Systems (APS)
- Dock doors: 88 (9'x10')
- Ramp to grade doors 4 (16' x 14')
- Column spacing: 56 x 60' (D) with 60' speed bays
- Parking: 419 standard, 9 accessible
- Trailer stalls: 119
- Fire suppression: ESFR with K-25 heads @ 50PSI; 2,000 GMP Pump
- Floor: 7" reinforced slab w/ 4,000 psi
- Roof insulation: R-38 Batt Insulation
- Wall insulation: R-13 Stickpin Batt insulation with white scrim above 10' AFF
- Moment Framing
- Clerestory Windows
- Fully secured / concrete truck courts
- Truck court depth: 195' with trailer parking, 135' without
- Onsite queing
- Future electrical pads and stubs for an additional two (2) 3000A 480/277v SES's
- Electrical Stubs for EV charging stations
- Motor Operated Gates at Truck Courts

MAKE READY WORK

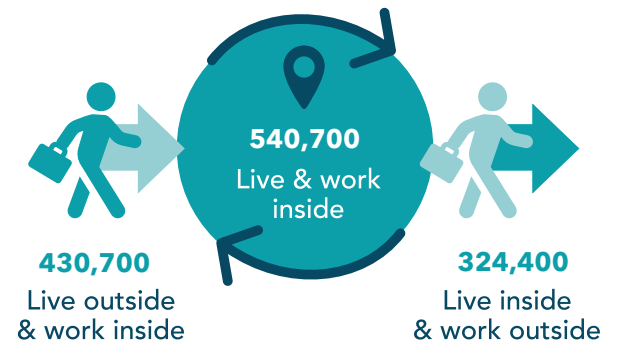
- HVAC Warehouse
- Approx ±3,300 SF Spec Office
- LED Lighting



Corporate Neighbors



- Abundant top quality and skilled workforce
- 1.9 Million people live within a 30-minute commute
- Optimal location and proximity of abundant workforce eliminates like employer competition for skilled employees



THE ARIZONA ADVANTAGE

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

The West Valley is home to a **1.8 million people**, yet many of those workers are currently traveling to other parts of the Valley for work.

51%

of the West Valley workforce commutes outside the region to work in other parts of Maricopa County

32%

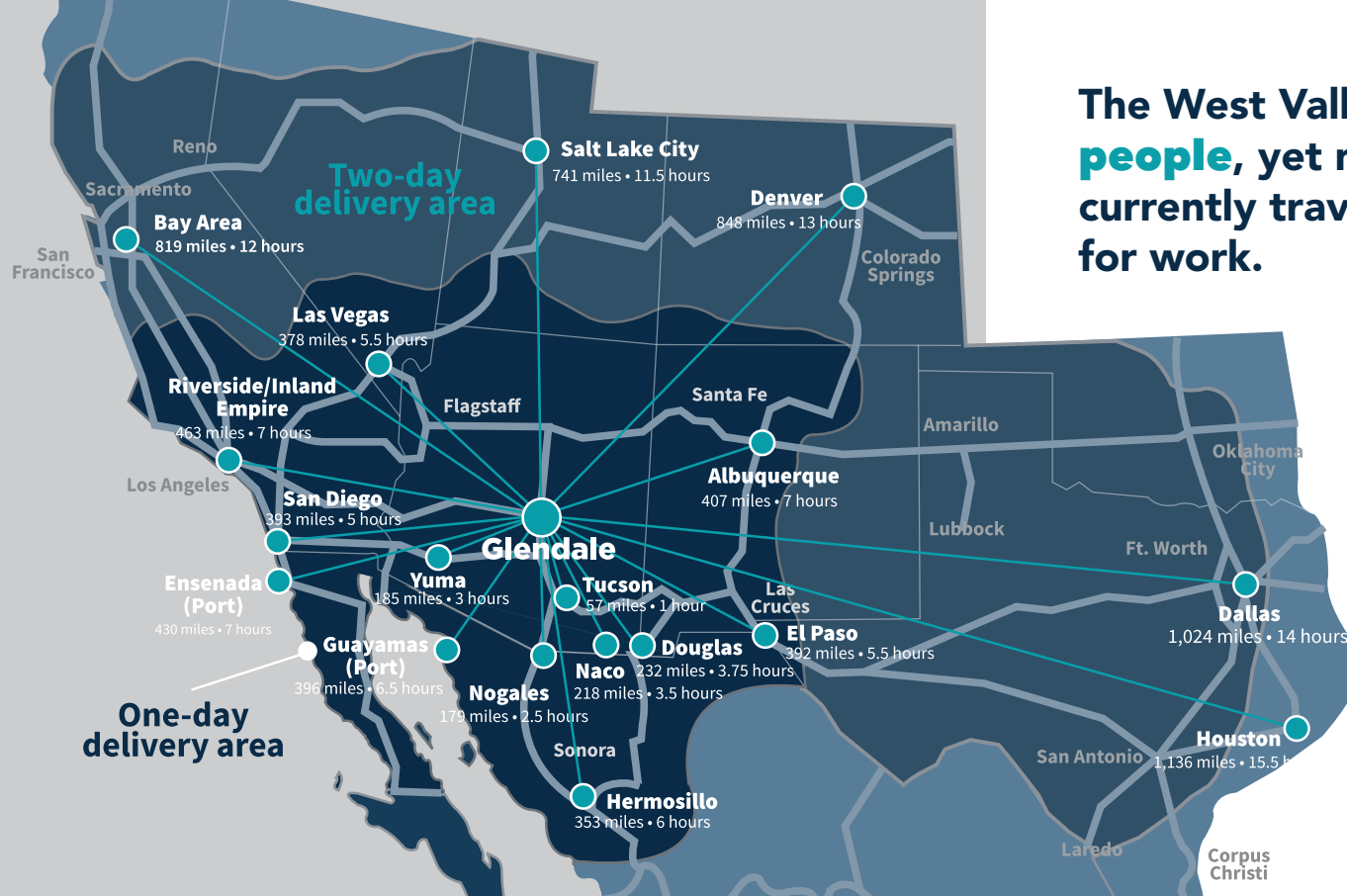
of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here

42%

of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million

61%

of the West Valley population is workforce age.



ABOUT THE DEVELOPER



Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized

real estate solutions. From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process. Hopewell has an extensive track record in all aspects of commercial real estate

development and currently has active projects in various stages of development in Calgary, Edmonton, Winnipeg, Toronto, Ottawa, Phoenix, Las Vegas and Dallas/Fort Worth.

Learn more about the Hopewell difference today: HopewellDevelopment.com

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