

2016  
**TOBY AWARD WINNER**



# COLDWATER DEPOT

LOGISTICS CENTER



**AVAILABLE FOR LEASE**

**±88,500 SF AVAILABLE**

1100 N. 127th Avenue  
AVONDALE, AZ



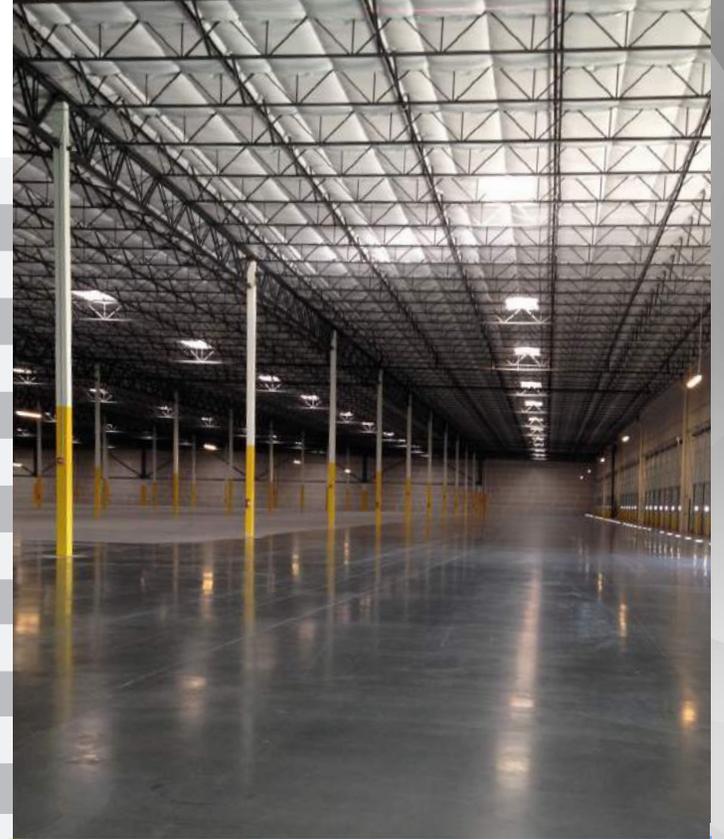
Not to scale

**CBRE**



## BUILDING OVERVIEW

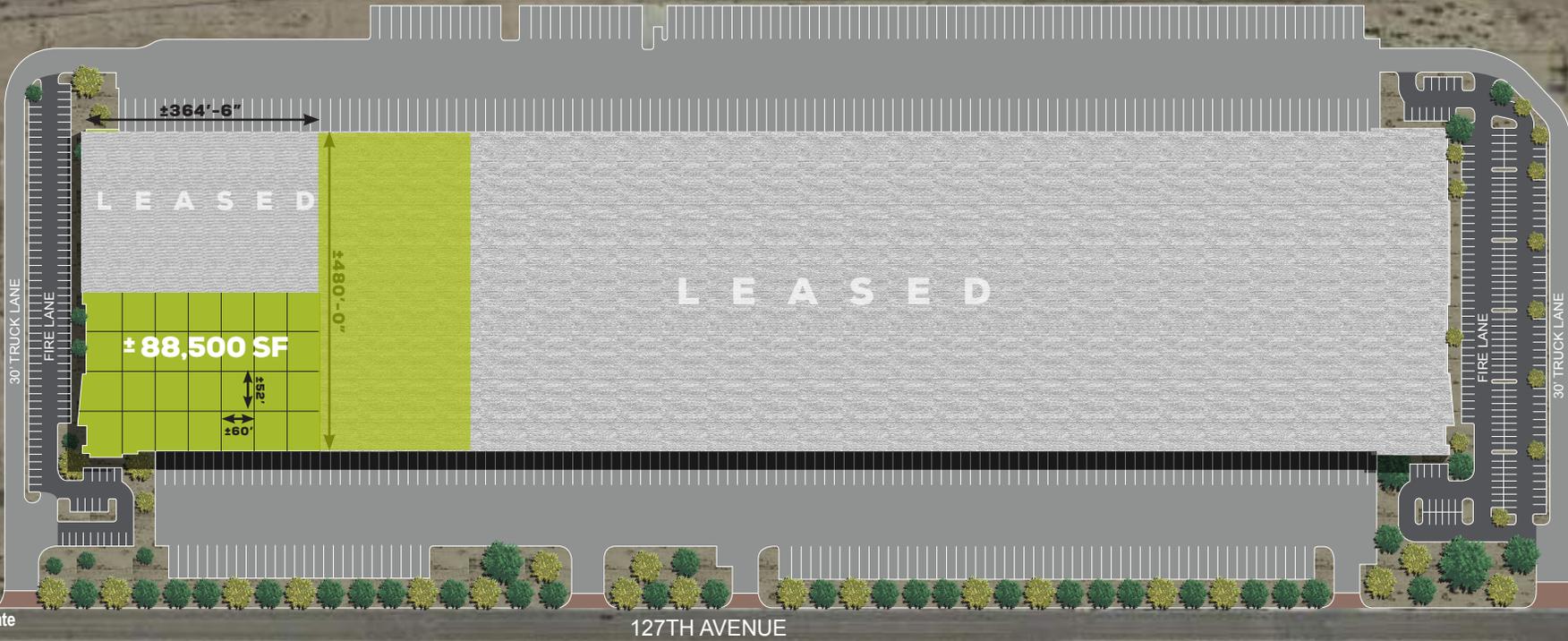
<b>LOCATION:</b>	1100 N. 127th Avenue, Avondale AZ
<b>BUILDING SIZE:</b>	±1,032,148 GSF; Expansion size: ±428,285 GSF
<b>AVAILABLE SPACE:</b>	±88,500 SF
<b>OFFICE SPACE:</b>	±2,700 SF
<b>CLEAR HEIGHT:</b>	±36'
<b>LOADING:</b>	One (1) ±12' x ±14' motorized ramp doors & (12) ±9 x ±10' dock doors
<b>ELECTRIC:</b>	±800 Amps to available space
<b>PARCEL:</b>	±56-acre industrial site
<b>PRODUCT TYPE:</b>	Dock high warehouse
<b>CONSTRUCTION TYPE:</b>	V-B Non-Rated
<b>EXTERIOR WALLS:</b>	±9" Concrete
<b>ROOF:</b>	Steel joists & girders with plywood roof deck
<b>RENTABLE SQUARE FOOTAGE:</b>	±88,500 SF
<b>TRUCK COURT DEPTH:</b>	±195'
<b>COLUMN SPACING:</b>	±60' x ±52'
<b>BUILDING DEPTH:</b>	±480'
<b>SPRINKLER SYSTEM:</b>	Fully automatic ESFR, designed for commodity type 1-4
<b>COOLING:</b>	Evap Cooled with 8 New Evap Coolers



# SITE PLAN

AGUA FRIA RIVER FLOODWAY

VAN BUREN STREET



Not to scale.

All measurements are approximate



CBRE

# COLDWATER DEPOT

LOGISTICS CENTER

FOR MORE  
INFORMATION  
CONTACT:

**PAT FEENEY**  
Senior Vice President  
+1 602 735 5530  
pat.feeneey@cbre.com

**DANNY CALIHAN**  
Senior Vice President  
+1 602 735 5677  
danny.calihan@cbre.com

**RUSTY KENNEDY**  
Senior Vice President  
+1 602 735 1712  
rusty.kennedy@cbre.com

**JAMES COHN**  
Associate  
+1 602 735 5582  
james.cohn@cbre.com

PHASE II

VAN BUREN ST

W BUCKEYE RD

EL MIRAGE RD  
(POTENTIAL FUTURE  
INTERCHANGE)

INTERSTATE  
10

AVONDALE BLVD

107TH AVE



Not to scale.  
All measurements are approximate

**CBRE**

CBRE, Inc | 2575 E. Camelback Rd. Suite 500 | Phoenix, AZ 85016 | [cbre.com](http://cbre.com)

Lake Washington  
PARTNERS