

101 Logistics Park

**Q1 2020
DELIVERY**



FOR LEASE
±38,000 - 409,254 SF

SWC 101st Avenue / Roosevelt Street
Avondale, AZ



CROW HOLDINGS CAPITAL
REAL ESTATE



Jones Lang LaSalle Americas, Inc.
License #: CO508577000

Property features

101 Logistics Park is a two-building, Class A, master-planned industrial development located in Avondale, Arizona, developed by Seefried Industrial Properties. Located less than 1/2 mile from the confluence of Interstate 10 and Loop 101, 101 Logistics Park offers direct access to Interstate 10 and Loop 101 via 99th Avenue.

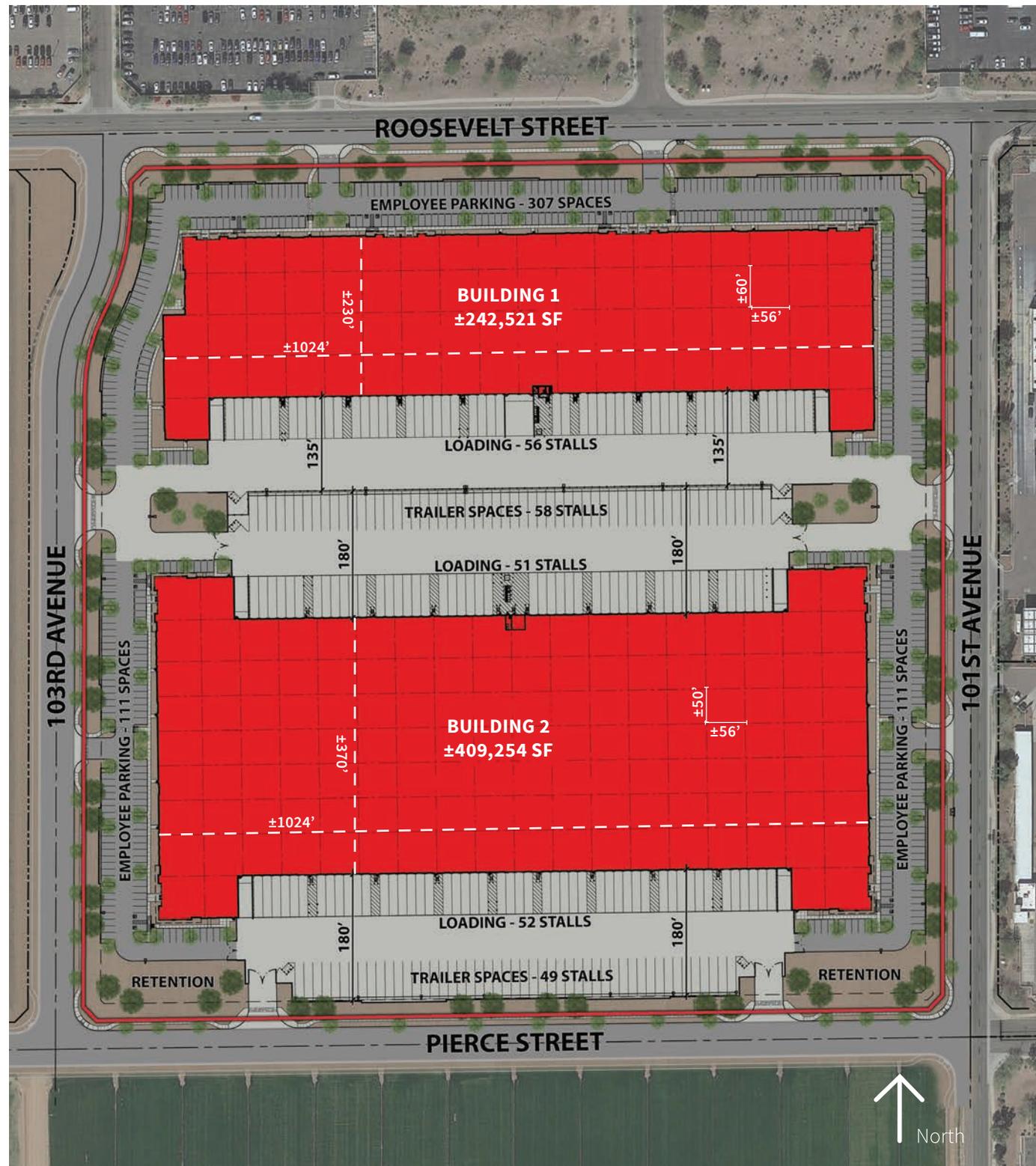
- Q1 2020 delivery
- PAD zoning, City of Avondale; PAD zoning allows for warehouse/distribution and e-commerce uses
- ESFR fire sprinklers
- Fenced / secured site

Building 1

- ±242,521 SF (divisible to ±38,000 SF)
- 32' clear height
- 52 dock high doors; 4 grade level doors
- 307 auto parking stalls
- 56' x 60' typical column spacing
- Power: 3600A, 277/480V, 3 phase (SRP)
- ±135' truck court
- Skylights: 1.5%
- R-30 insulation at roof deck
- 6" strategically reinforced slab
- Concrete truck courts and driveways

Building 2

- ±409,254 SF (divisible)
- 36' clear height
- 98 dock high doors; 4 grade level doors
- 222 auto parking stalls
- 107 trailer parking stalls
- 50' x 56' typical column spacing, 60' speed bays
- Power: 3600A, 277/480V, 3 phase (SRP)
- ±180' truck courts
- Skylights: 1%
- R-38 insulation at roof deck
- 7" strategically reinforced slab
- Concrete truck courts and driveways





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:

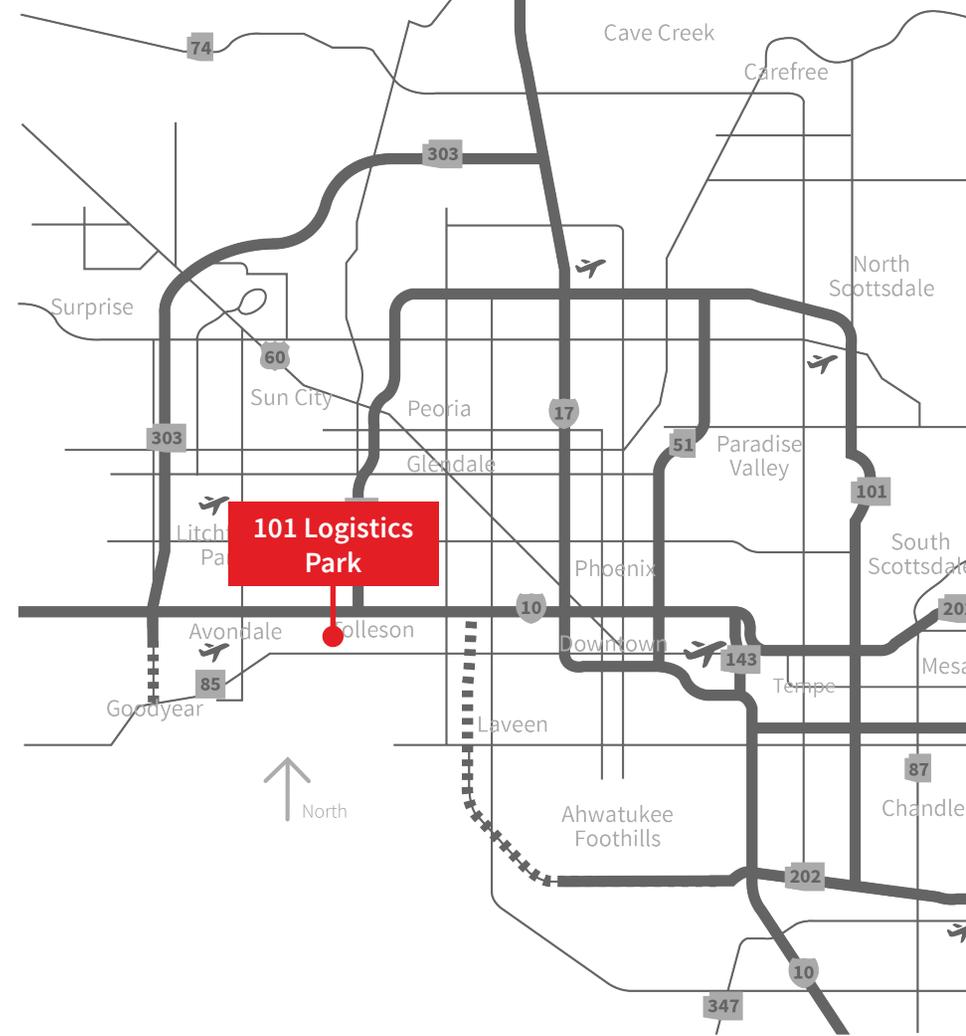
| | | | | |
|---|--|--|---|--|
|  Fortune 8 E-commerce 568,340 SF |  SANMAR 326,214 SF |  Conn's 277,622 SF |  SIMMONS 216,495 SF |  theVitamin Shoppe 187,000 SF |
|  CHEP 186,336 SF |  CASCADE WINDOWS 155,794 SF |  COOPER STATE RUBBER 145,000 SF |  KING KOIL 87,500 SF |  Microsoft +1,000,000 SF |

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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