



NEW CLASS A INDUSTRIAL PARK
THREE SHALLOW BAY BUILDING
FOR LEASE | 339,235 SF AVAILABLE

LITCHFIELD
LOGISTICS PARK

11800, 11840, AND 11580 N LITCHFIELD RD, SURPRISE, AZ 85379





THREE BRAND NEW
SHALLOW BAY
INDUSTRIAL BUILDINGS



FREE TRADE ZONE
("FTZ") ELIGIBLE



QUICK ACCESS
TO LOOP 303,
NORTHERN PARKWAY,
LOOP 101, U.S. 60



39 MINUTE DRIVE
TO TSMC

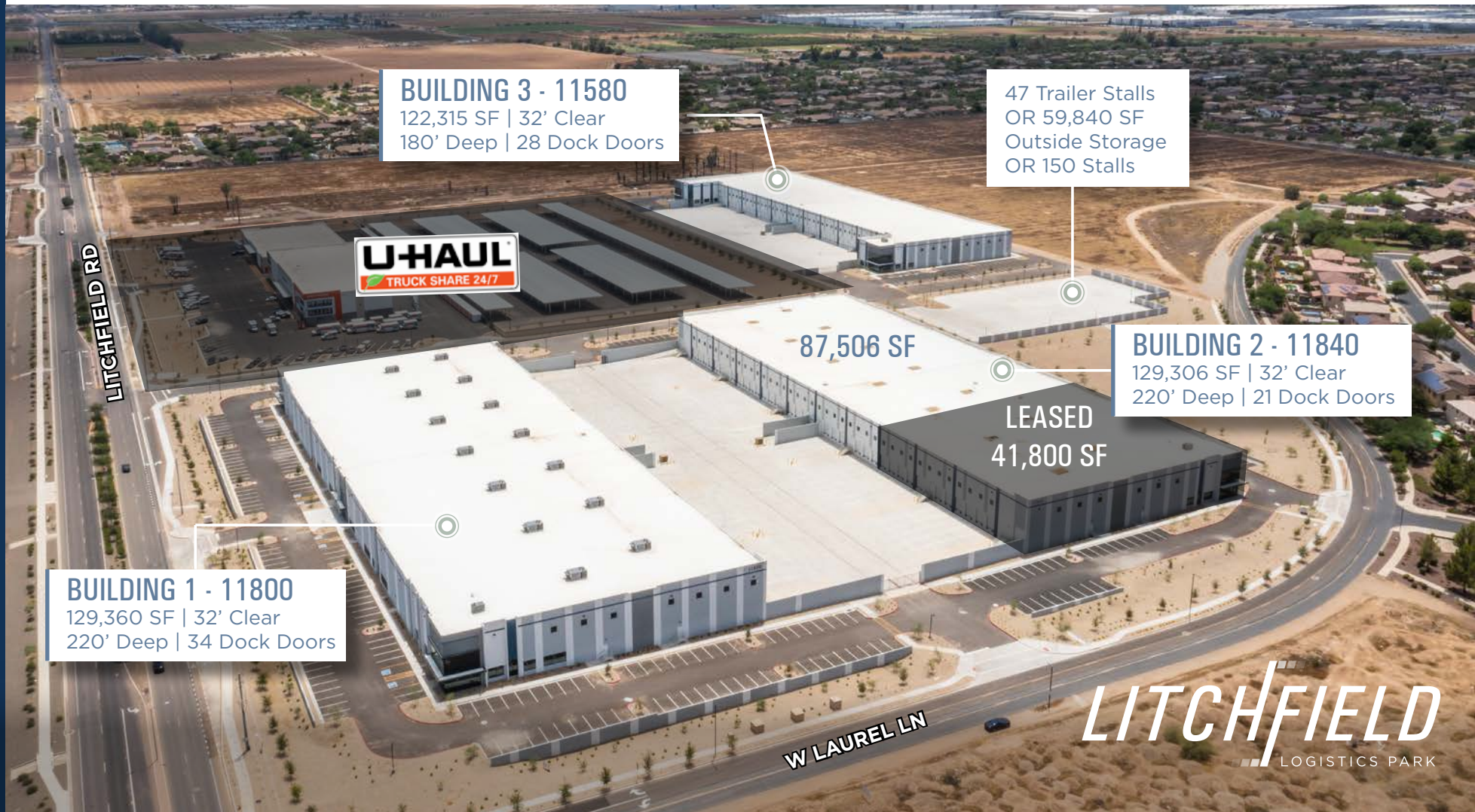


60' SPEED BAYS
AND 47 TRAILER
STALLS



**CACTUS ROAD
IMPROVEMENTS**
ACCESS TO LOOP 303

PROPERTY HIGHLIGHTS



BUILDING 3 - 11580
122,315 SF | 32' Clear
180' Deep | 28 Dock Doors

47 Trailer Stalls
OR 59,840 SF
Outside Storage
OR 150 Stalls

87,506 SF

LEASED
41,800 SF

BUILDING 2 - 11840
129,306 SF | 32' Clear
220' Deep | 21 Dock Doors

BUILDING 1 - 11800
129,360 SF | 32' Clear
220' Deep | 34 Dock Doors



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LITCHFIELD
LOGISTICS PARK

LITCHFIELD LOGISTICS PARK

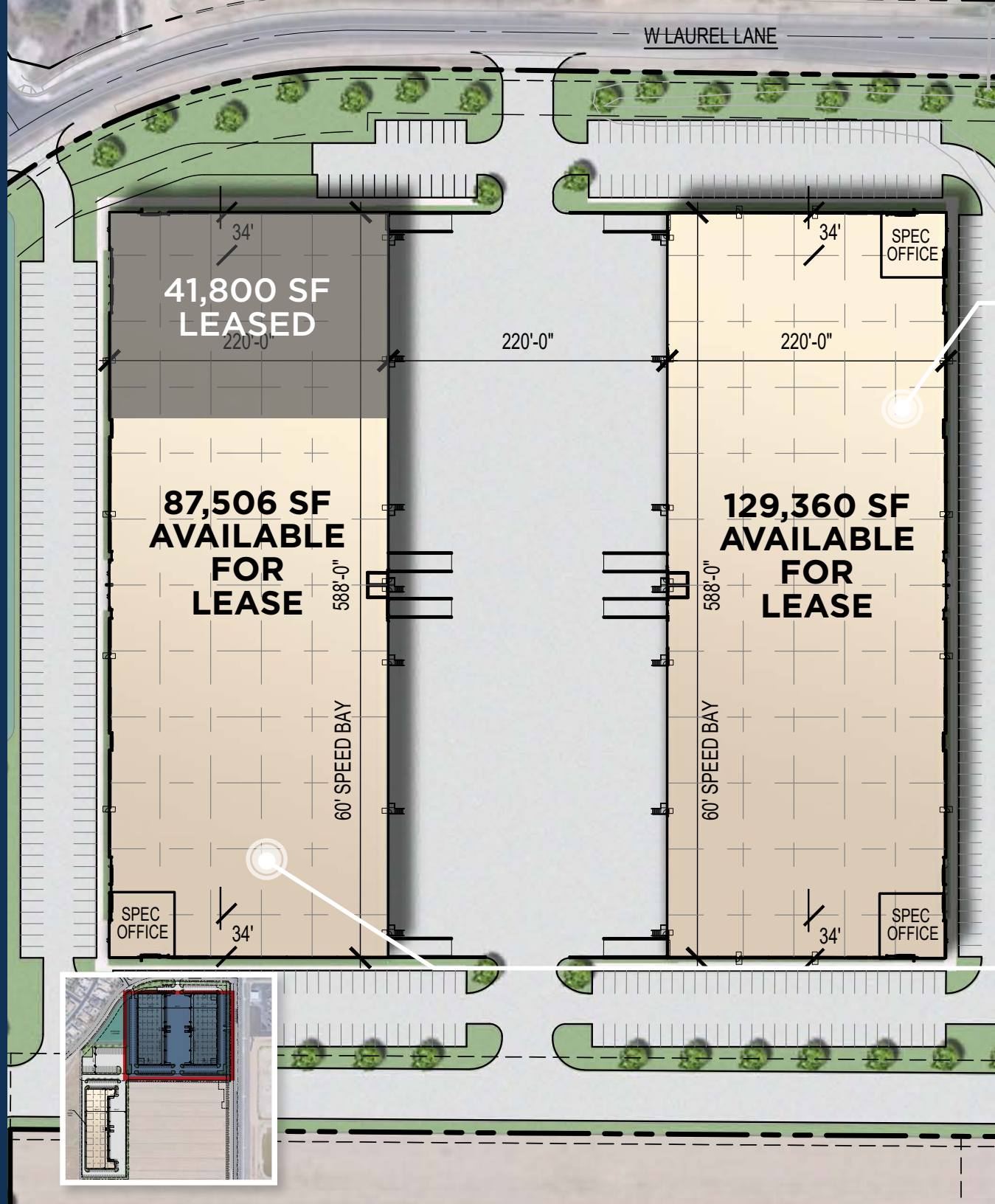


LITCHFIELD LOGISTICS PARK



LITCHFIELD LOGISTICS PARK



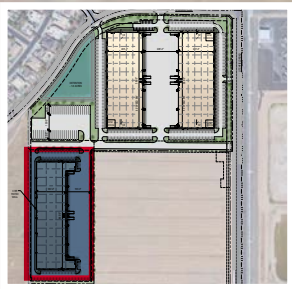


BUILDING 1

- 11800 N Litchfield Rd
- 129,360 SF Available to Lease
- 32' Clear Height
- 3 Store Fronts Divisible to 41,800 SF, 45,760 SF, 41,800 SF
- 32, 9x10 Prefinished Dock Doors
- 4, 12x14 Prefinished Drive in Doors with 50' Concrete Dock Ramps
- 220 Car Parks (1.7:1000)
- 588' x 220'
- 220' Truck Court
- 2,000 Amps (Expandable)
- 52' x 53'4" Column Spacing
- 60' Speed Bay
- ESFR Sprinkler Systems
- Spec HVAC
- 2,560 SF Office Delivered Shell at Completion
- R30 Roof Insulation

BUILDING 2

- 11840 N Litchfield Rd
- 87,506 SF Available to Lease
- 32' Clear Height
- 2 Store Fronts Divisible to 41,800 SF, 45,760 SF, 41,800 SF
- 21, 9x10 Prefinished Dock Doors
- 3, 12x14 Prefinished Drive in Doors with 50' Concrete Dock Ramps
- 192 Car Parks (1.5:1000)
- 588' x 220'
- 220' Truck Court
- 2,000 Amps (Expandable)
- 52' x 53'4" Column Spacing
- 60' Speed Bay
- ESFR Sprinkler Systems
- Spec HVAC
- 2,560 SF Office Delivered Shell at Completion
- R30 Roof Insulation



BUILDING 3

- 11580 N Litchfield Rd
- 122,315 SF Available to Lease
- 32' Clear Height
- 2 Store Fronts Divisible to 63,000 SF, 63,000 SF
- 28, 9' X 10' Prefinished Dock Doors
- 4, 12x14 Prefinished Drive in Doors with 50' Concrete Dock Ramps
- 106 Car Parks (.85:1000)
- 660' x 175'
- 150' Truck Court
- 2,000 Amps (Expandable)
- 52' x 53'4" Column Spacing
- ESFR Sprinkler Systems
- Spec HVAC
- 3,296 SF Office Delivered Shell at Completion
- 47 Trailer Parking Stalls
- R30 Roof Insulation

**122,315 SF
AVAILABLE
FOR
LEASE**

660'-0"

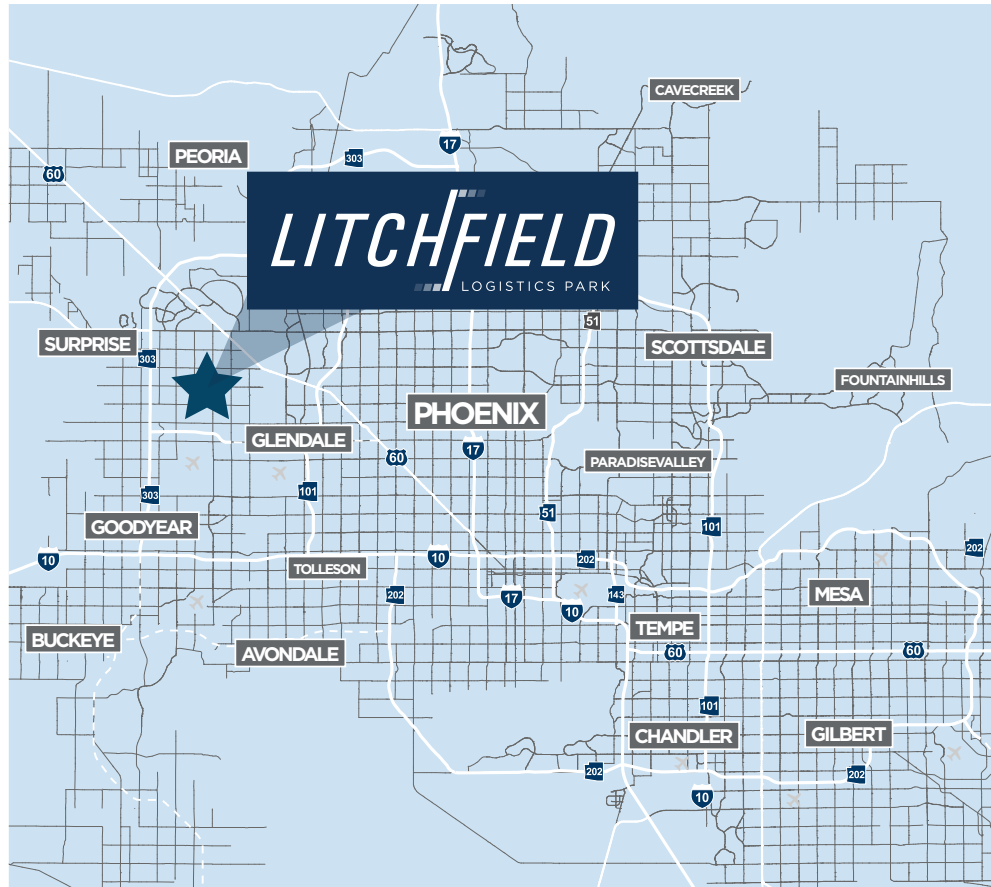
175'-0"

TYP

60'-0"

150'-0"

**SPEC
OFFICE**



West Valley is home to 1.7 million residents and will capture more than 50% the county's future growth. The most recent and active West Valley frontier is along the Loop 303 regional corridor.

This 34-mile-long corridor connects Maricopa County to other markets, including California, central Phoenix, and northern Arizona. This corridor is developing strategically with an eye to beneficial land use, consumer driven needs and community values. Goodyear and Glendale have used this section of freeway corridor to promote the growth of manufacturing and Supply Chain companies, capitalizing on their location as well as permitted land use in respect to neighboring Luke Air Force Base.



40 Minutes

Average Time to Phoenix Sky Harbor International Airport



\$229,579

Median Home Price



2.1 Million

Residents by 2030



1.7 Million

Residents



1-Day Truck

Turnaround From Ports in California and Mexico



35

Median Age of Residents



5 Hours

From Southern California



\$75,556

Average Household Income (30% of the population Average HHI is between \$75,556 and \$149,000)



8 Hours

From Mexico's Port of Guaymas

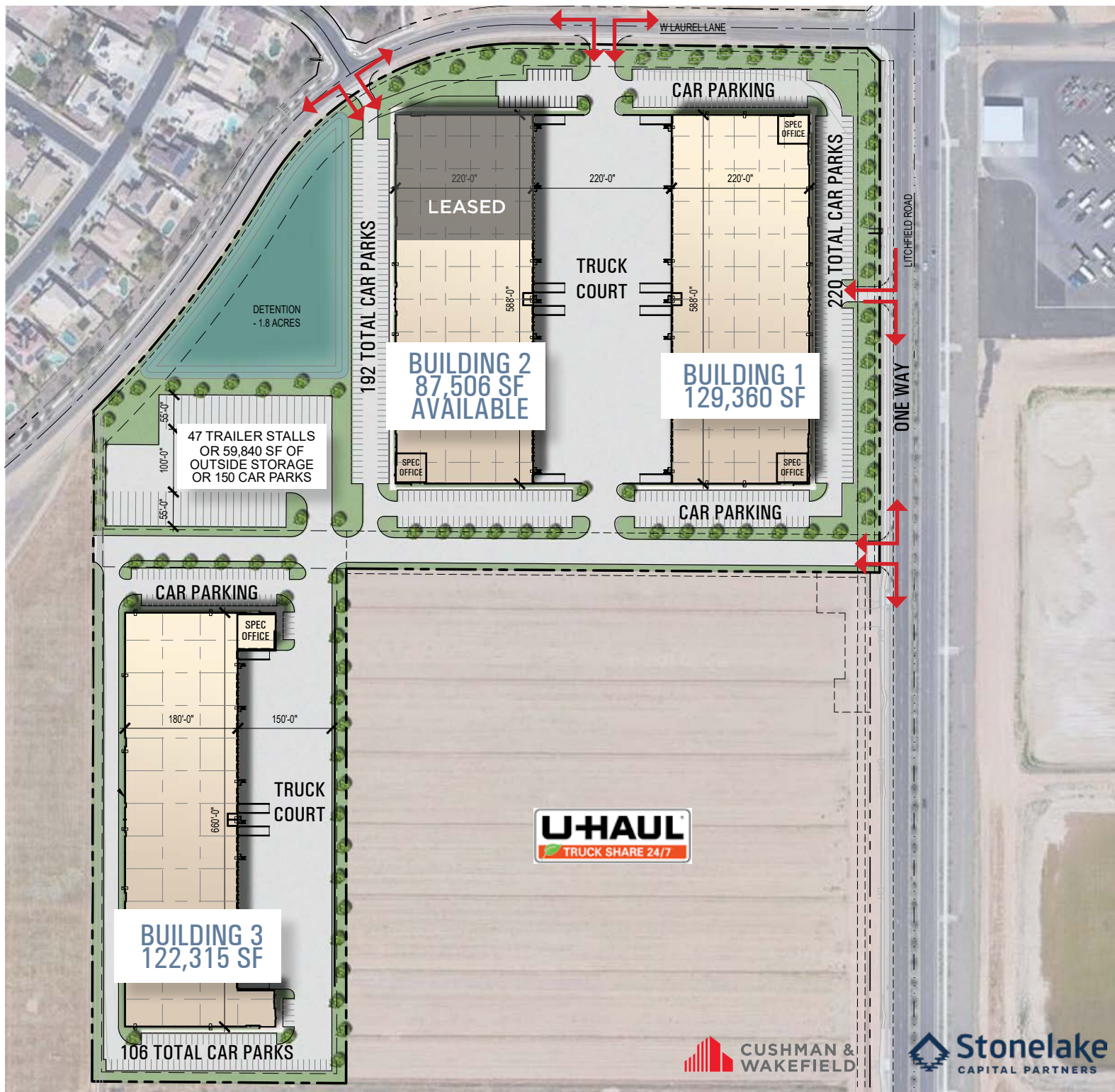


63%

of West Valley residents are of workforce age

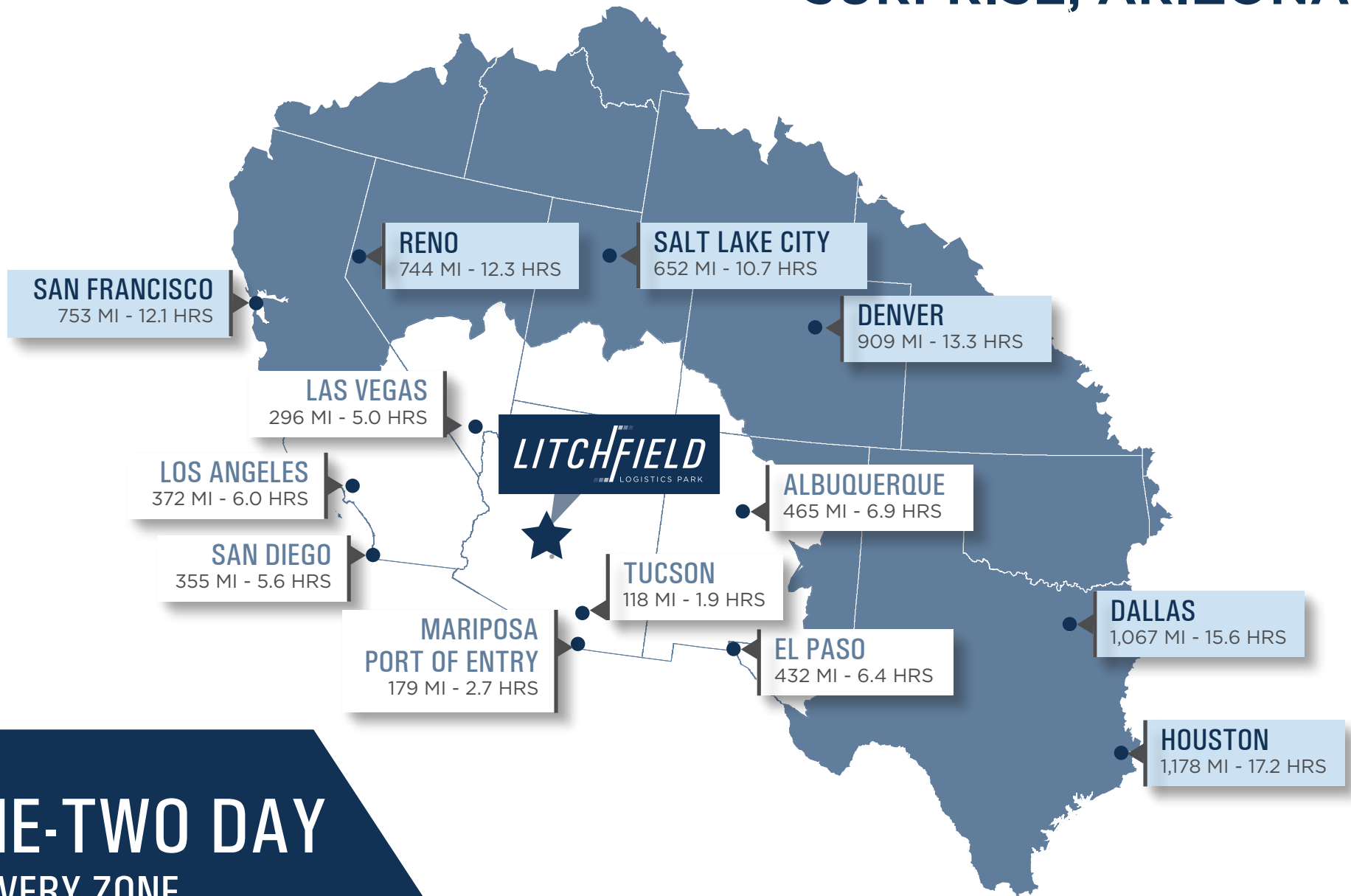
Source: <https://www.westmarc.org/resources/>





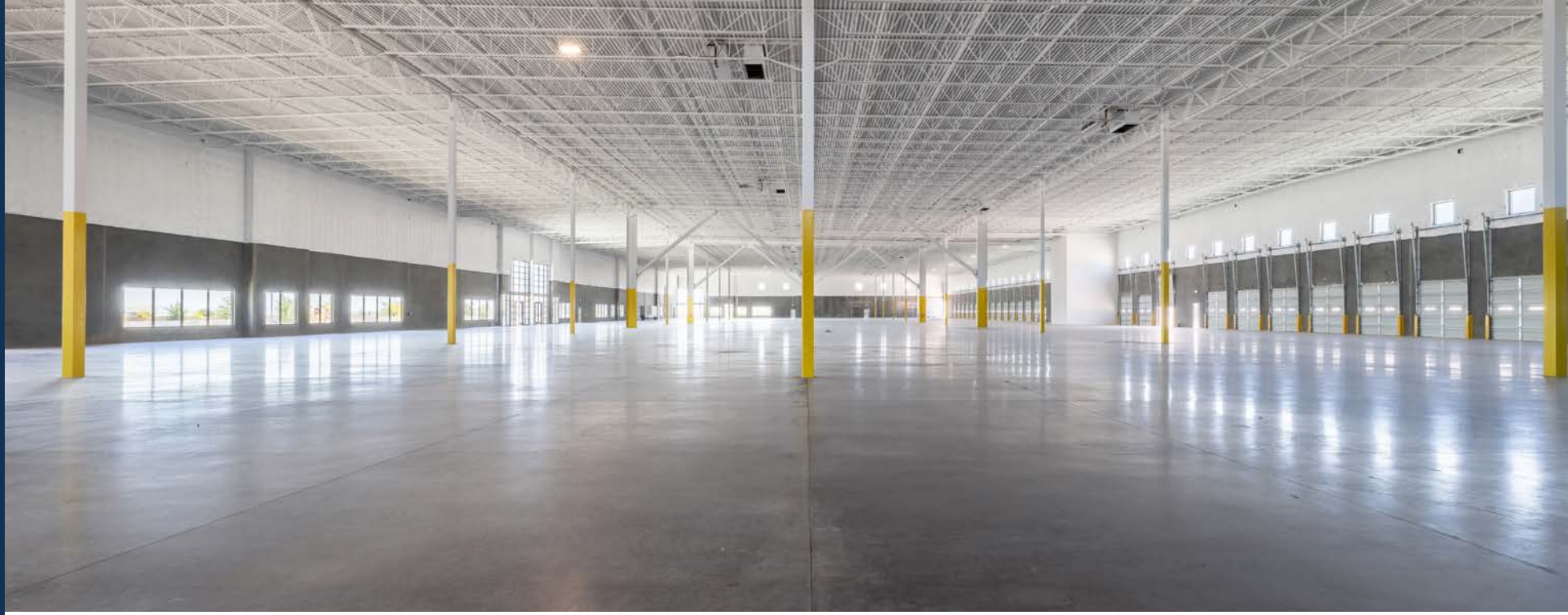
STRATEGIC SOUTHWEST LOCATION

SURPRISE, ARIZONA



ONE-TWO DAY
DELIVERY ZONE

INTERIOR







LITCHFIELD

LOGISTICS PARK

For More Information, Please Contact:

PHIL HAENEL

Vice Chair
602 224 4409
phil.haenel@cushwake.com

ANDY MARKHAM, SIOR

Executive Vice Chair
602 224 4408
andy.markham@cushwake.com

MIKE HAENEL

Executive Vice Chair
602 224 4404
mike.haenel@cushwake.com

LitchfieldLogisticsPark.com

11800, 11840, AND 11580 N LITCHFIELD RD, SURPRISE, AZ 85379



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