

NEW CLASS A INDUSTRIAL PARK
THREE SHALLOW BAY BUILDING
±76,120 SF FOR LEASE (DIVISIBLE TO ±30,000 SF)

LITCHFIELD
LOGISTICS PARK



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



CUSHMAN &
WAKEFIELD



Stonelake
CAPITAL PARTNERS



**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



LITCHFIELD RD



LEASED
53,240 SF

76,120 SF

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

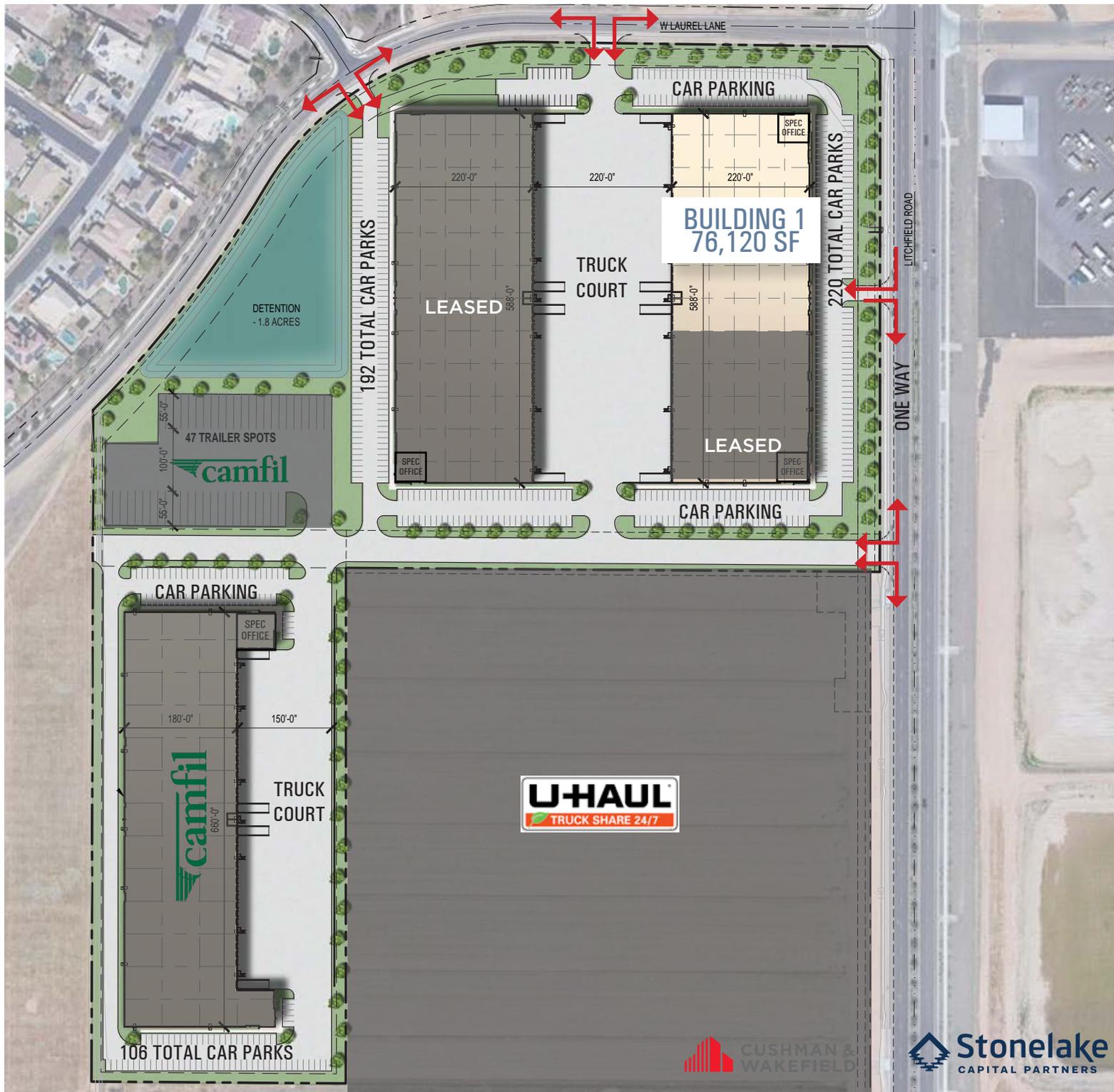
LEASED

W LAUREL LN



LITCHFIELD
LOGISTICS PARK

ACCESS POINTS



BUILDING 1 + 2 HIGHLIGHTS



BUILDING 1

- 11800 N Litchfield Rd
- 76,120 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
- 3,600 Amps
- 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

LITCHFIELD LOGISTICS PARK

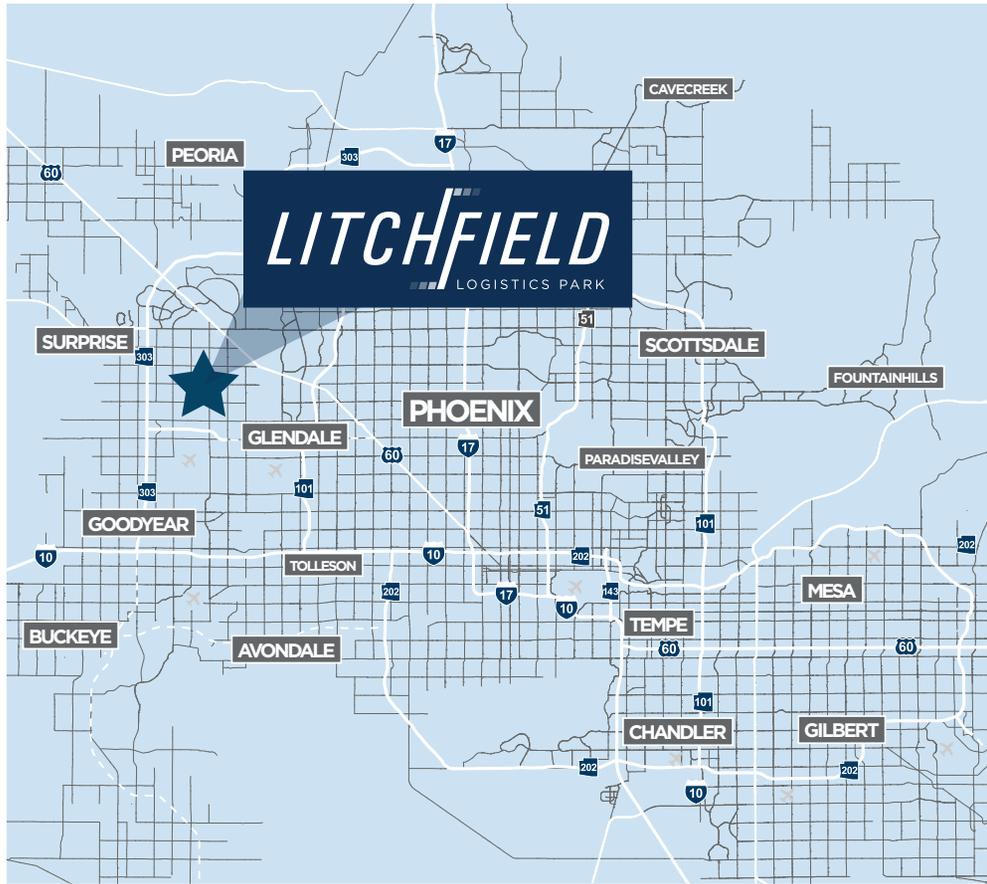


LITCHFIELD LOGISTICS PARK



LITCHFIELD LOGISTICS PARK





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



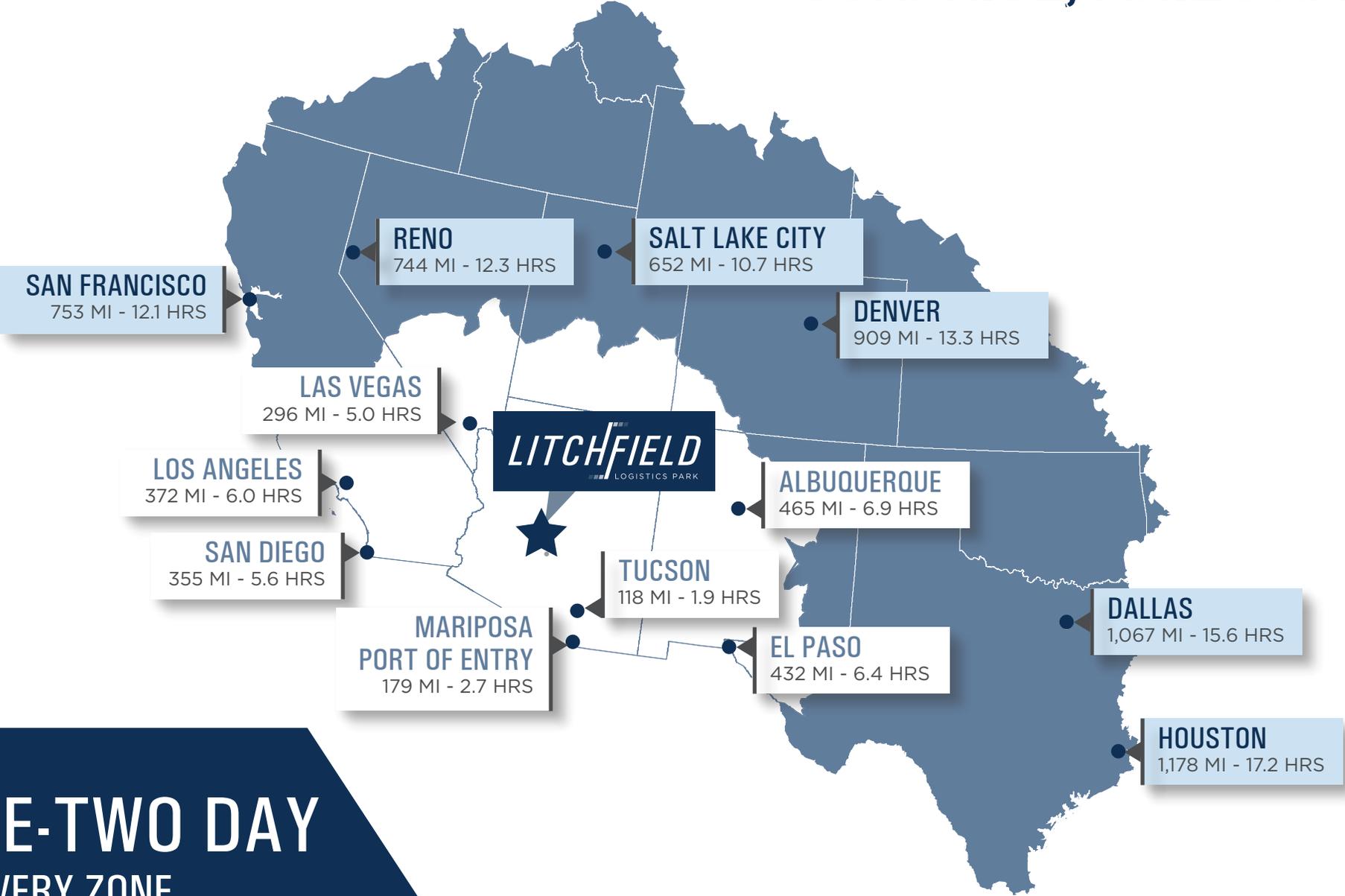
63%
of West Valley residents are of workforce age

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



STRATEGIC SOUTHWEST LOCATION

SURPRISE, ARIZONA



ONE-TWO DAY
DELIVERY ZONE

INTERIOR





EXTERIOR

LITCHFIELD

LOGISTICS PARK

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