



NEW CLASS A INDUSTRIAL PARK  
THREE SHALLOW BAY BUILDINGS

**LITCHFIELD**  
LOGISTICS PARK

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

FOR LEASE | 339,235 SF AVAILABLE



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

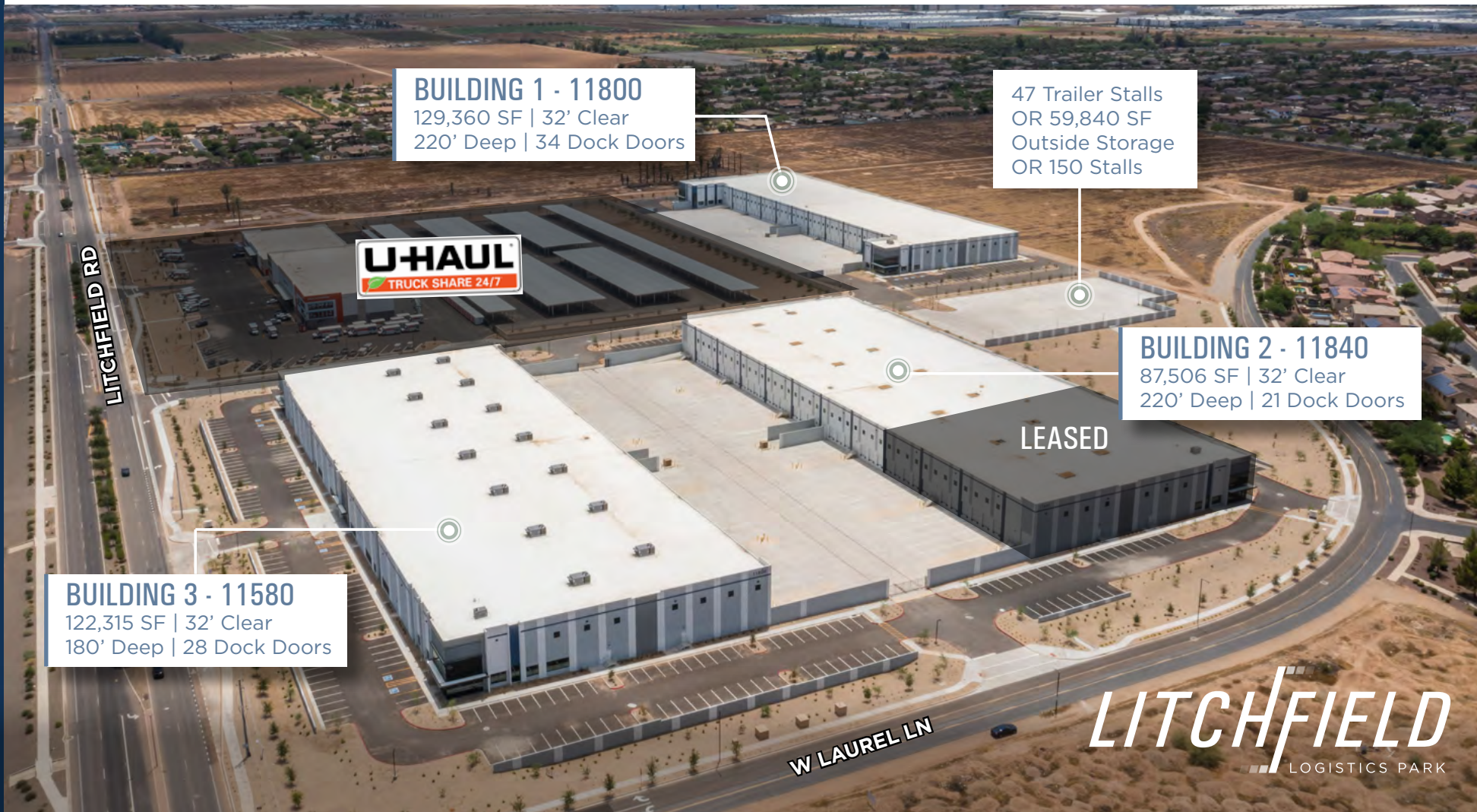


**60' SPEED BAYS**  
AND 47 TRAILER  
STALLS



**CACTUS ROAD PLANNED**  
**IMPROVEMENTS**  
TO LOOP 303 TO BE  
COMPLETED Q1 2025

**PROPERTY HIGHLIGHTS**



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

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

**BUILDING 2 - 11840**  
87,506 SF | 32' Clear  
220' Deep | 21 Dock Doors

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



LEASED

LITCHFIELD RD

W LAUREL LN

**LITCHFIELD**  
LOGISTICS PARK

# BUILDING 1 + 2 HIGHLIGHTS

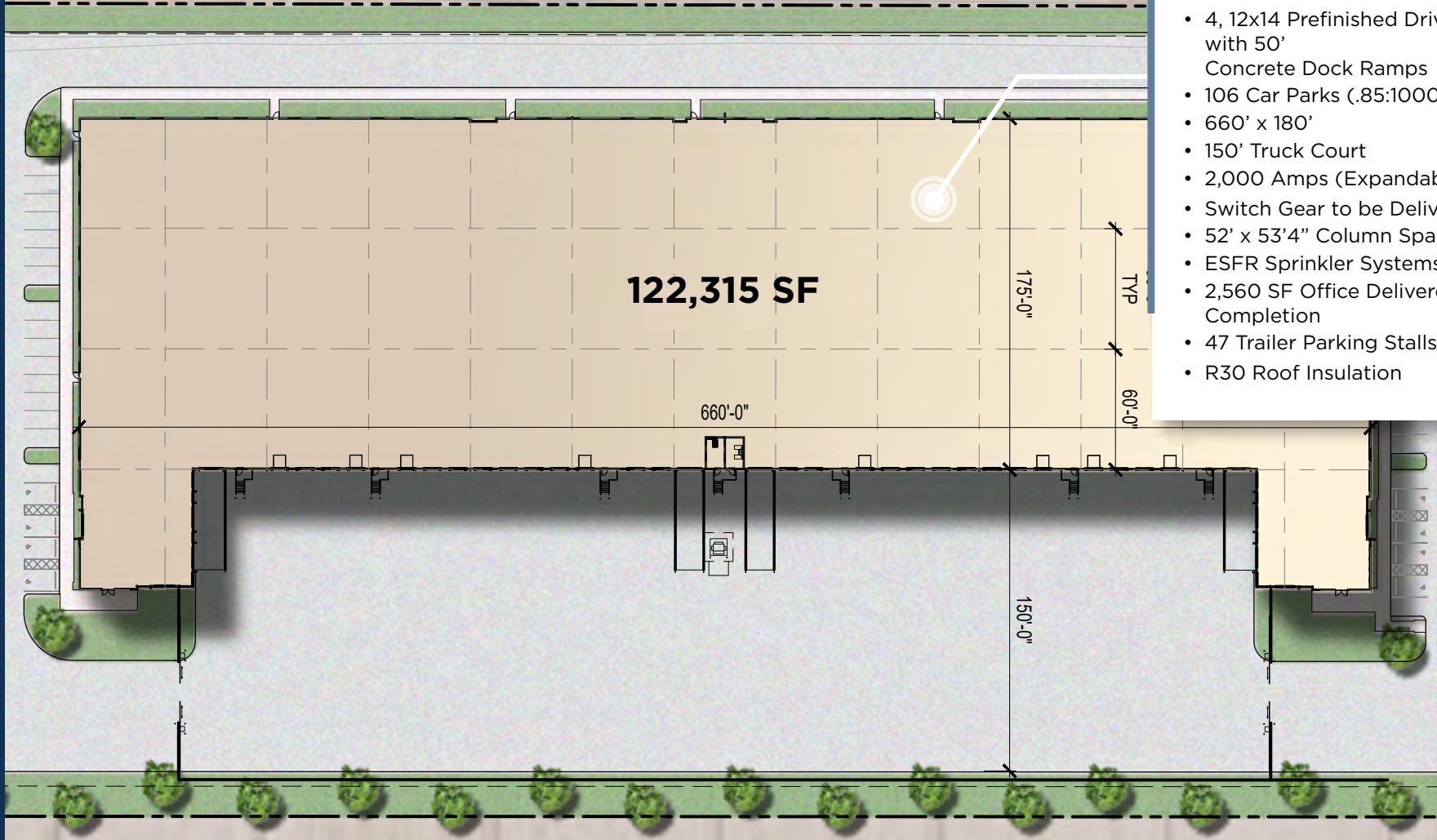
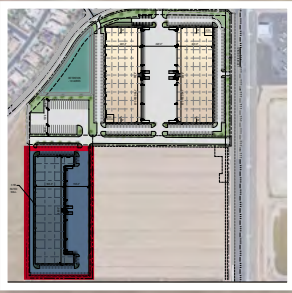


## BUILDING 1

- 11800 N Litchfield Rd
- 129,360 SF
- 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)
- Switch Gear to be Delivered at CO
- 52' x 53'4" Column Spacing
- 60' Speed Bay
- ESFR Sprinkler Systems
- 2,560 SF Office Delivered Shell at Completion
- R30 Roof Insulation

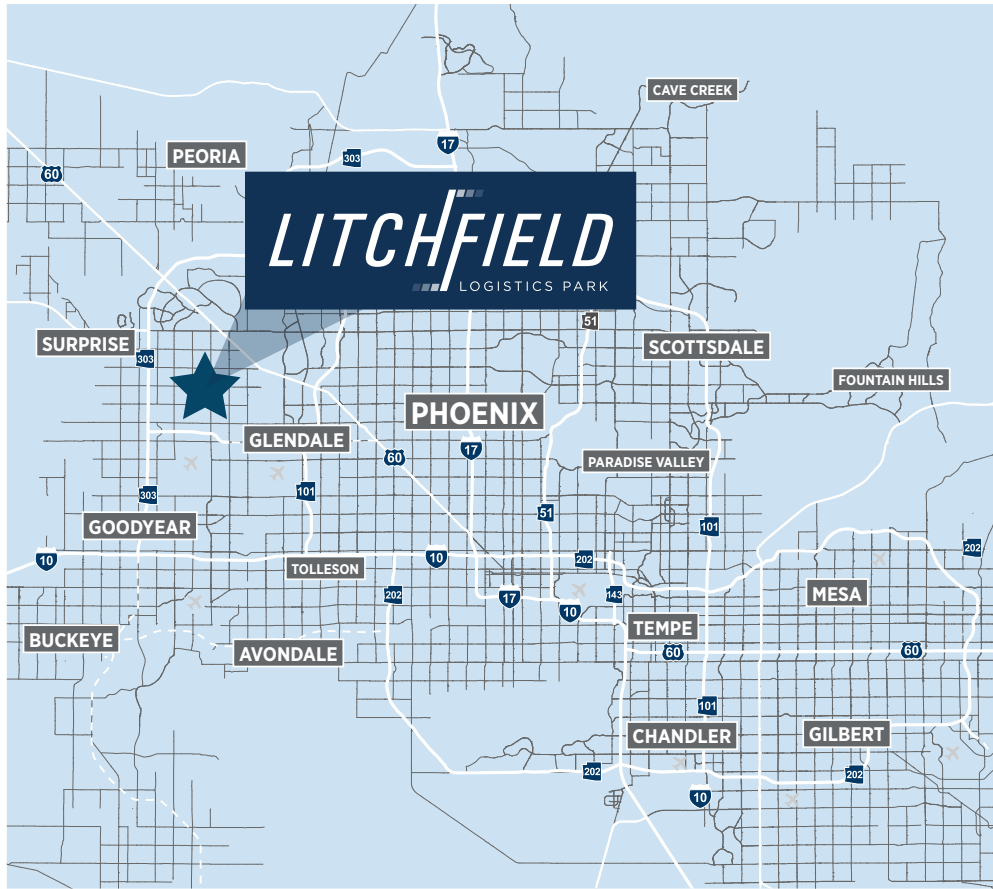
## BUILDING 2

- 11840 N Litchfield Rd
- 87,506 SF
- 34' 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)
- Switch Gear to be Delivered at CO
- 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
- 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 180'
- 150' Truck Court
- 2,000 Amps (Expandable)
- Switch Gear to be Delivered at CO
- 52' x 53'4" Column Spacing
- ESFR Sprinkler Systems
- 2,560 SF Office Delivered Shell at Completion
- 47 Trailer Parking Stalls
- R30 Roof Insulation



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/>



## DRIVE TIMES

- 6 min to Northern Pkwy
- 7 min to the 303
- 10 min to the 60
- 13 min to the 101
- 14 min to I-10
- 39 min to TSCM
- 57 min to Intel



SURPRISE

**LITCHFIELD**  
LOGISTICS PARK

TRIMACO

Red Bull

IRIS

RAUCH

WHITE CLAW  
WILD BEER

Ball

Gestamp  
Solar

NATIONAL INDOOR  
RV CENTERS

U-HAUL

Walmart

MLILY

amazon

FedEx

Ball

REI  
CO OP

ups

DAIMLER

GOODYEAR

ALDI

MLILY

fairlife  
believes in better

McLane

ann's

amazon

SANMAR

Serta

PERRYVILLE

amazon

chewy.com

PEPSICO

Albertsons

FedEx

NIKE

FRYS

BUCKE

Target

PHOENIX

PEORIA

CONAIR

The Coca-Cola Company

Tanger  
Outlets

GLENDALE MUNICIPAL  
AIRPORT

ELD PARK

INDIAN SCHOOL RD

THOMAS RD

LESON

83RD AVE

75TH AVE

67TH AVE

59TH AVE

EL MIRAGE

EL MIRAGE

SUN CITY

TOWN

GLENDALE

CITRUS PARK

GOODYEAR

PERRYVILLE

SURPRISE

SUN CITY

PEORIA

PHOENIX

LESON

SURPRISE

SUN CITY

PEORIA

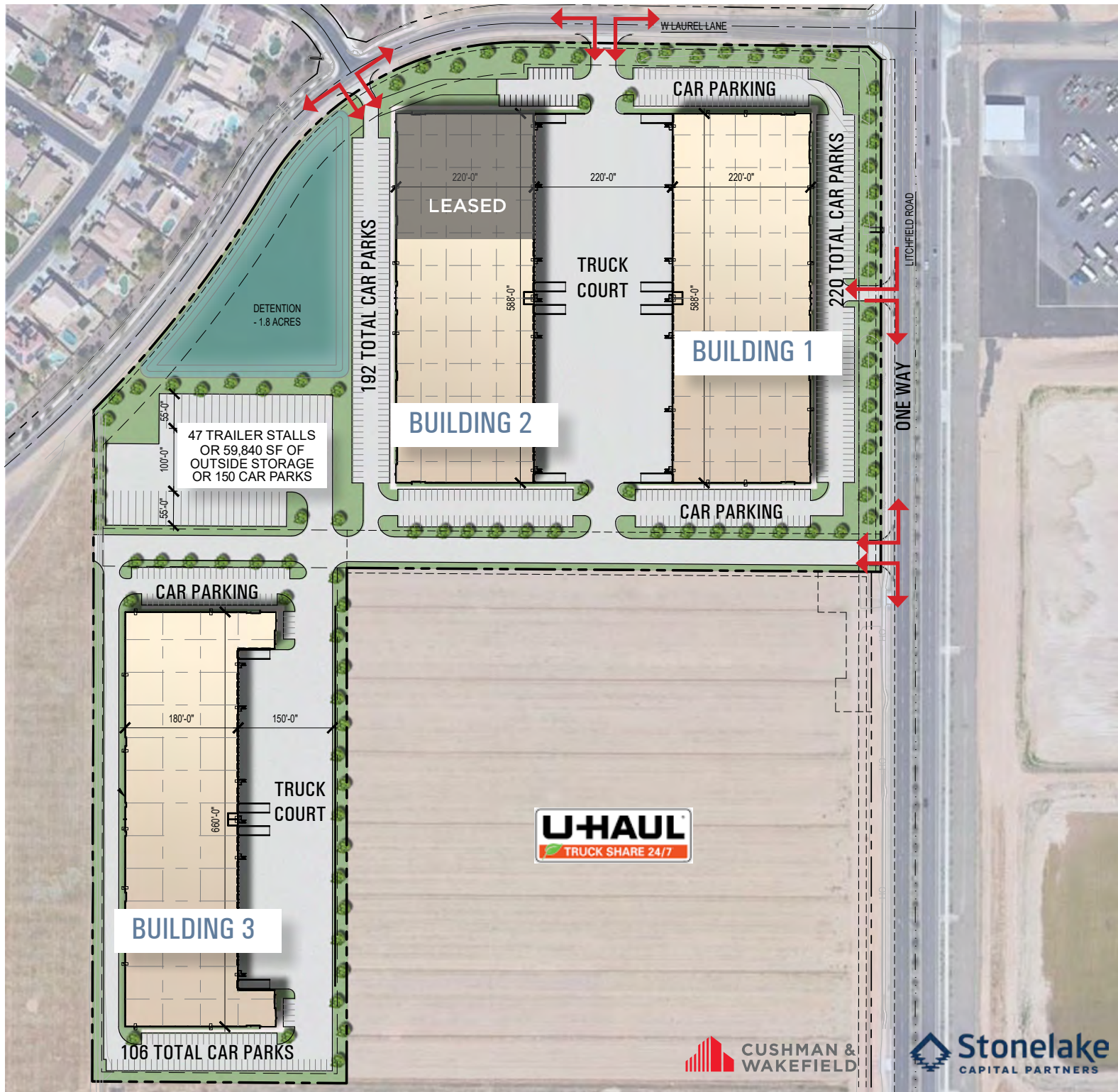
PHOENIX

LESON

NEARBY AMENITIES



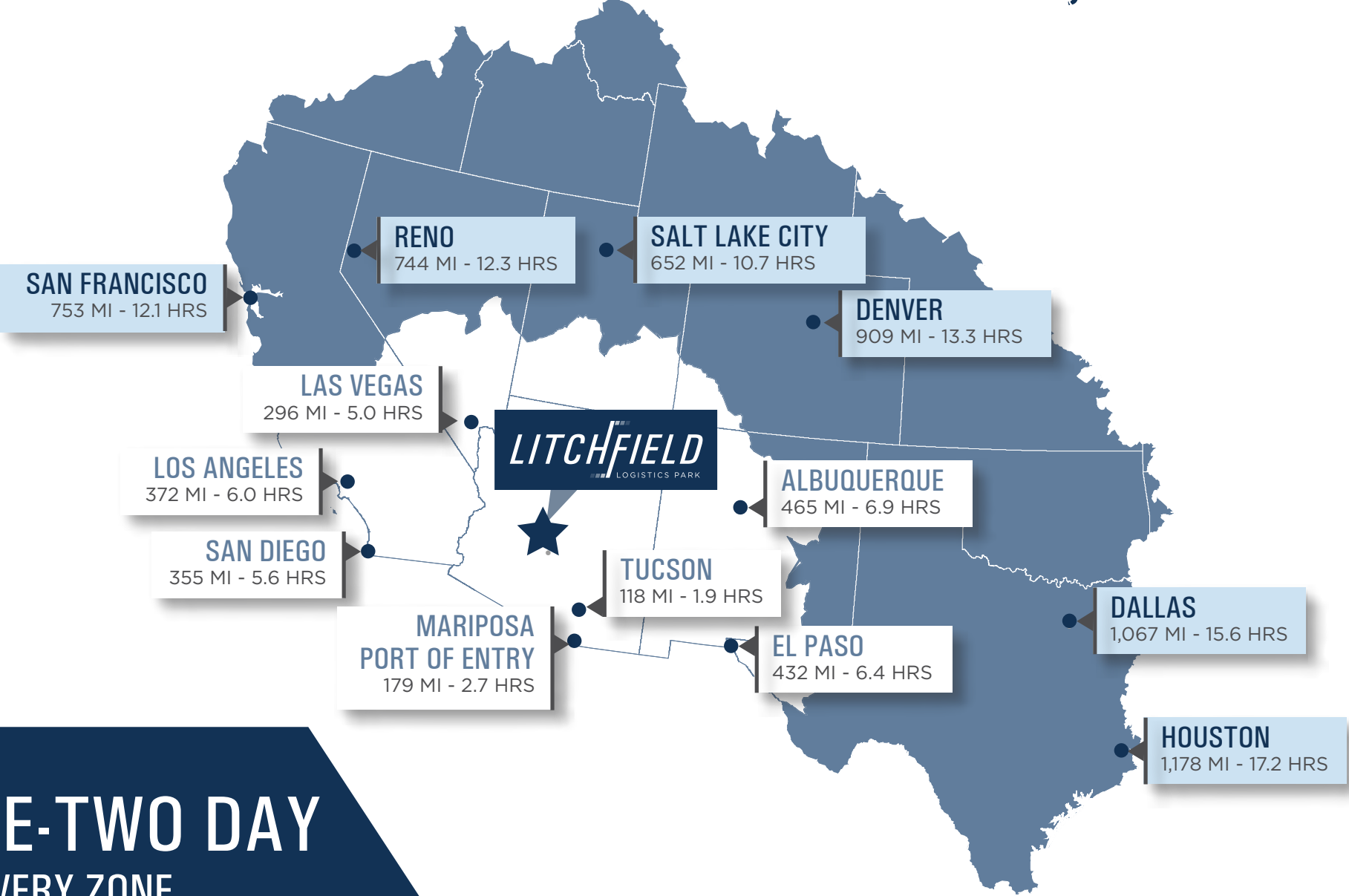
# ACCESS POINTS





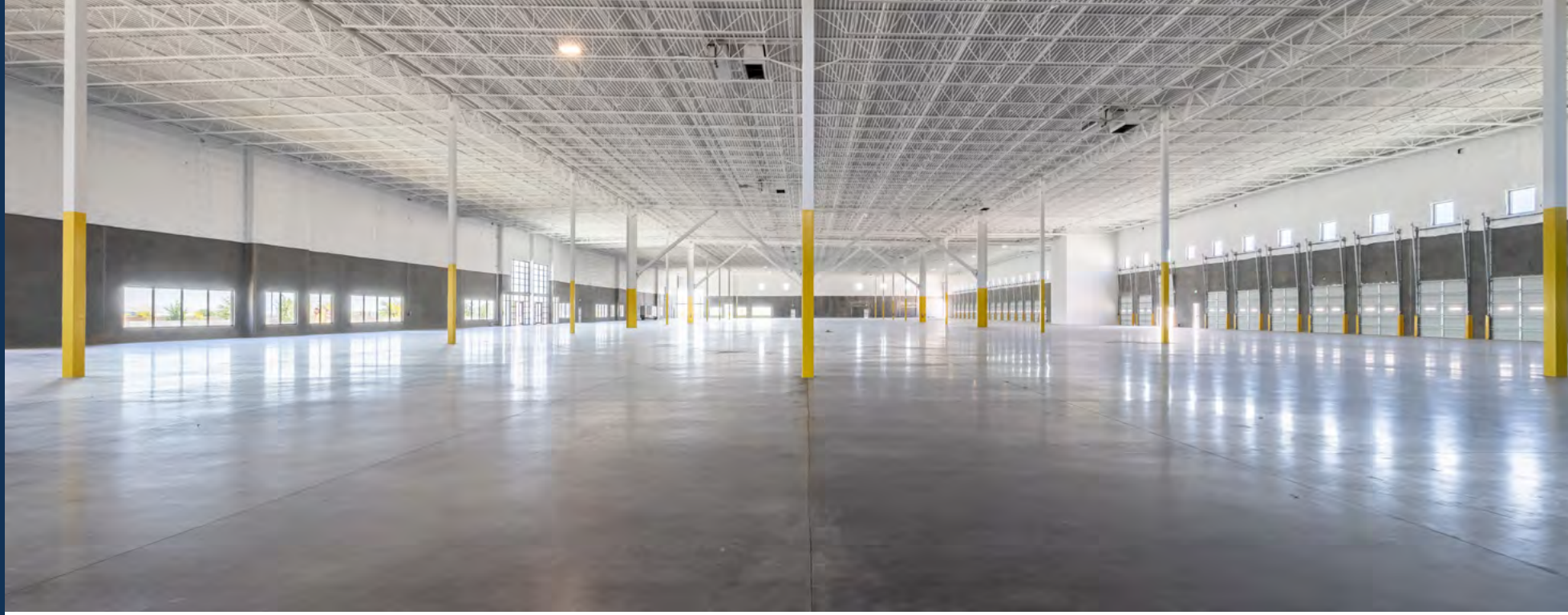
# STRATEGIC SOUTHWEST LOCATION

## SURPRISE, ARIZONA



**ONE-TWO DAY**  
DELIVERY ZONE

INTERIOR





# LITCHFIELD

LOGISTICS PARK

**For More Information, Please Contact:**

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