

EL MIRAGE

COMMERCE CENTER

EL MIRAGE RD AND W JOE R. RAMIREZ RD
EL MIRAGE, AZ

QUALIFIED LOCATION FOR
RURAL INCENTIVE PACKAGE



**METAL
ROOF DECK**



±24 MINUTE
DRIVE TIME
FROM AMKOR



±30 MINUTE
DRIVE TIME
FROM TSMC

±216,688 SF • CLASS A INDUSTRIAL
DIVISIBLE TO ±54,080 SF

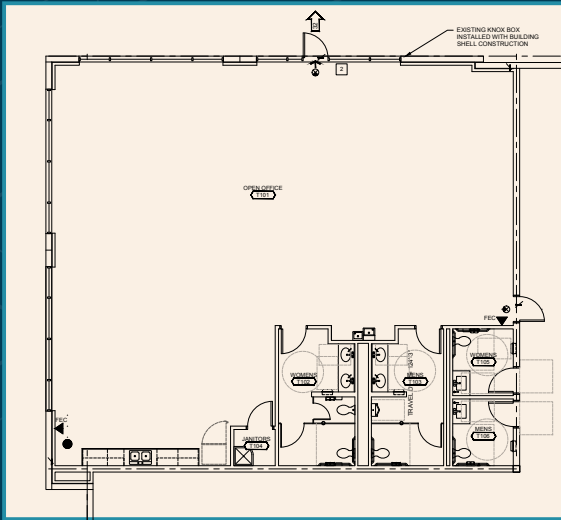


STONEMONT
FINANCIAL GROUP

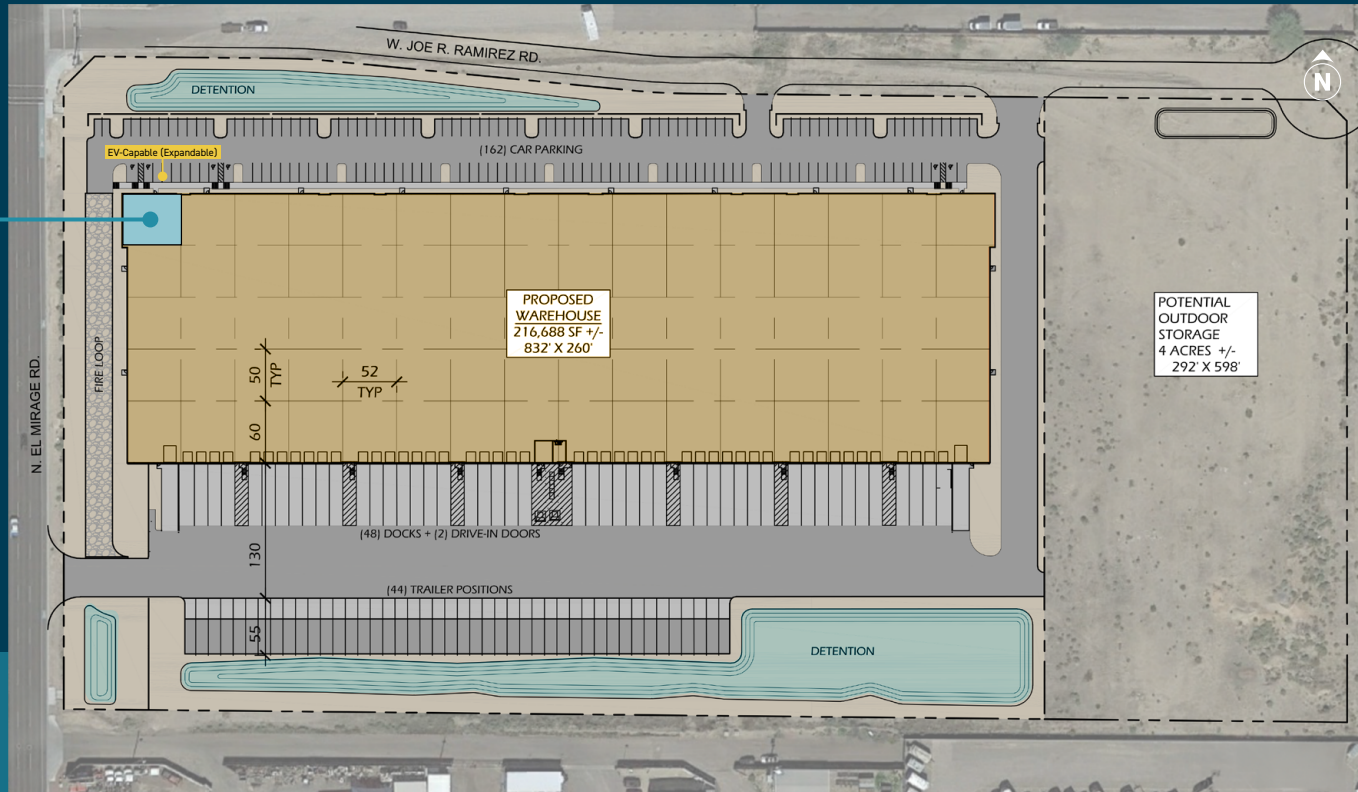


SILVER CREEK
DEVELOPMENT

CBRE



SPEC OFFICE: ±2,500 SF



BUILDING FEATURES

SIZE: ±216,688 SF

DIVISIBILITY: ±54,080 SF (four tenants)

COOLING: 100% HVAC

OFFICE: ±2,500 SF

DOCK PACKAGES: Available

BUILDING DIMENSIONS: ±260' x ±842'

CLEAR HEIGHT AT FIRST COLUMN: ±32'

OVERHEAD DOOR POSITIONS: 48

DOCK DOORS: 48

DRIVE-IN DOORS: 2

AUTO PARKING: 162

TRAILER PARKING: 44

SPRINKLERS: ESFR

LIGHTING: LED

TYPICAL BAY SPACING:

52' W x 50' D and 60' speed bays

TRUCK COURT:

130' + 55' trailer stalls (185' total)

ZONING: General Industrial (I-2)

POWER: 3,000 AMPS

ROOF TYPE: Metal deck

GREEN READY

PROXIMITY TO FREEWAYS



15
MINUTES



19
MINUTES



10
MINUTES



9
MINUTES



7
MINUTES

TOP INDUSTRIES



HEALTHCARE



ADVANCED
MANUFACTURING



TECHNOLOGY



EDUCATION

