

# RIVER WEST COMMERCE CENTER

±110,950 SF ON 9.75 ACRES  
FOR LEASE

NEC EL MIRAGE RD. & INDIAN SCHOOL RD.,  
AVONDALE, AZ 85392



## GARY ANDERSON

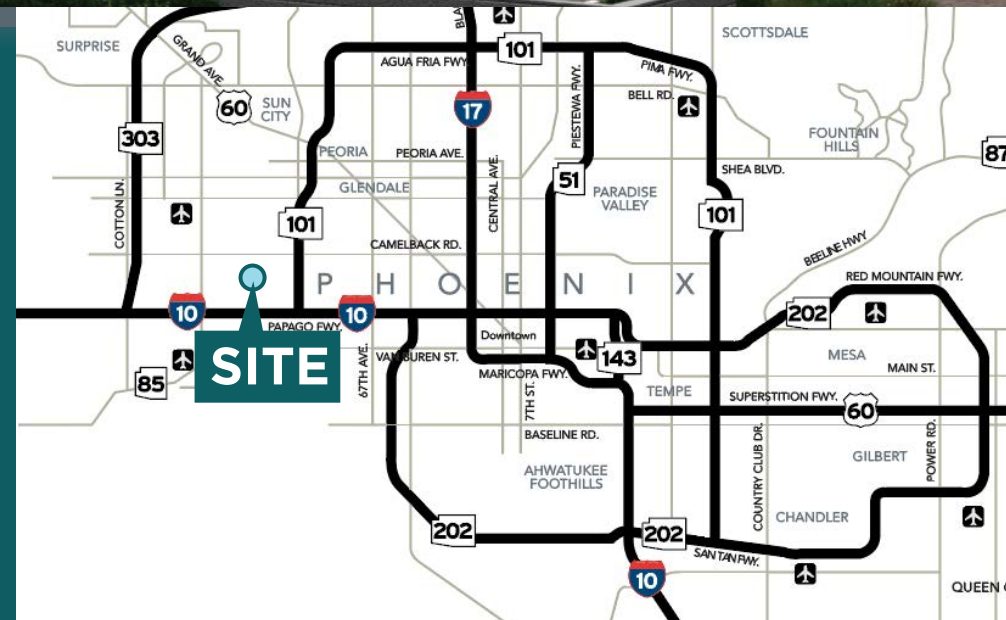
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- ±110,950 SF (Divisible for 2 Tenants)
- ±9.75 Acres Total Site
- ±1,500 SF Spec Office (SE Corner)
- 32' Clear Height
- 230' Building Depth
- 130' Truck Court Depth
- 11 Dock High Doors
- 2 Oversized Grade Level Doors (16'x14')
- 3 Additional Grade Level Knockout positions
- LED Lighting
- Warehouse Cooling (To Suit)
- Fully Secured Site Perimeter
- ±2.3 Acres Additional Yard / Trailer Storage Area
- 3,000 AMPS 277 / 480v Power



# GLENDALE

ARIZONA CARDINALS STADIUM

GLENDALE MUNICIPAL AIRPORT

LUKE AIR FORCE BASE

LITCHFIELD PARK

AVONDALE

**SITE**

4 MI. | 7 MIN.

TO 303: 6 MI. | 12 MIN.

TO 101: 3 MI. | 6 MIN.

TO I-10: 3 MI. | 6 MIN.

NORTHERN AVENUE

GLENDALE AVENUE

BETHANY HOME ROAD

MCDOWELL ROAD

VAN BUREN STREET

YUMA ROAD

NORTHERN PARKWAY

GLendale AVENUE

BETHANY HOME ROAD

INDIAN SCHOOL ROAD

AVONDALE BLVD

107TH AVENUE

99TH AVENUE

91ST AVENUE

SARIVAL ROAD

ALSUP AVENUE

LITCHFIELD ROAD

BULLARD AVENUE

ESTRELLA PKWY

PERRYVILLE ROAD

CITRUS ROAD

SARIVAL AVENUE

ESTRELLA PKWY

303

101

10

10

10





**SITE**

**W INDIAN SCHOOL RD**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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