



AVONDALE LOGISTICS CENTER

725 N ELISEO C. FELIX JR WAY
AVONDALE, AZ 85323

±62,816 SF
FOR LEASE (DIVISIBLE)



- **READY FOR OCCUPANCY | NEW CONSTRUCTION**
- **1,800A, 480/277V 3 PHASE (APS) POWER**
- **LOCATED IN FOREIGN TRADE ZONE (FTZ)**

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OPTIMIZED DESIGN FOR MAXIMUM EFFICIENCY

±30'
CLEAR HEIGHT

METAL
ROOF DECK

1,800A, 480/277V
3 PHASE (APS) POWER

64
PARKING SPACES

12
DOCK DOORS
(9' W x 10' H)

2
GRADE-LEVEL DOORS
(12' W x 14' H)

ESFR
SPRINKLER SYSTEM
W/ K-25 HEADS

6" THICK
4,000 PSI CONCRETE
SLAB ON GRADE

FULLY SECURE
TRUCK COURT

A-1 ZONING
CITY OF AVONDALE

60-MIL TPO
ROOF MEMBRANE WITH
20 YEAR WARRANTY AND
INTERNAL ROOF DRAINS

■ GRADE DOOR
▲ DOCK DOORS



MAKE READY WORK:

1,500 SF
OF PLANNED
FUTURE OFFICE

100%
AIR CONDITIONED

LED
SITE & BUILDING
LIGHTING

DOCK
PACKAGES

A HUB FOR TALENT & OPPORTUNITY



51,805,100
11 HOURS - TOTAL POP.

38,699,246
9 HOURS - TOTAL POP.

31,522,790
6 HOURS - TOTAL POP.

7,062,407
3 HOURS - TOTAL POP.

LOS ANGELES
358 MILES

SAN DIEGO
339 MILES

ALBUQUERQUE
474 MILES

EL PASO
447 MILES

WAREHOUSE WORKERS			
AVERAGE EARNINGS (HOURLY) \$20.73			
DRIVE TIME	2024 RESIDENT WORKERS	2019 - 2023 IN RES. WORKERS	2024 NET COMMUTERS
15 Min	7,295	26%	787
30 Min	39,680	21%	9,537
45 Min	71,812	12%	16,485

FORKLIFT DRIVERS			
AVERAGE EARNINGS (HOURLY) \$22.71			
DRIVE TIME	2024 RESIDENT WORKERS	2019 - 2023 IN RES. WORKERS	2024 NET COMMUTERS
15 Min	1,038	36%	241
30 Min	5,318	35%	2,195
45 Min	8,347	24%	2,021

MANUFACTURING + FABRICATING			
AVERAGE EARNINGS (HOURLY) \$21.34			
DRIVE TIME	2024 RESIDENT WORKERS	2019 - 2023 IN RES. WORKERS	2024 NET COMMUTERS
15 Min	1,153	10%	-150
30 Min	6,278	7%	218
45 Min	12,628	2%	2,410



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