



EMPIRE
101

AVAILABLE FOR LEASE | READY FOR OCCUPANCY

*±153,145 SF, Class A, Fully-Improved
Industrial Project with Loop 101
Frontage & Large Storage Yard*

DIVISIBLE TO ±68,230 SF & 84,645 SF

8850 W SWEETWATER AVE, PEORIA, AZ

KIDDER.COM

 **Kidder
Mathews**

FOR LEASE

A REDEFINED WAREHOUSE EXPERIENCE

This Class A industrial building is a modern facility designed for high efficiency and versatility, catering to logistics, manufacturing, or distribution needs. It combines advanced architectural design with state-of-the-art technology.

2,000

OFFICE SF

21

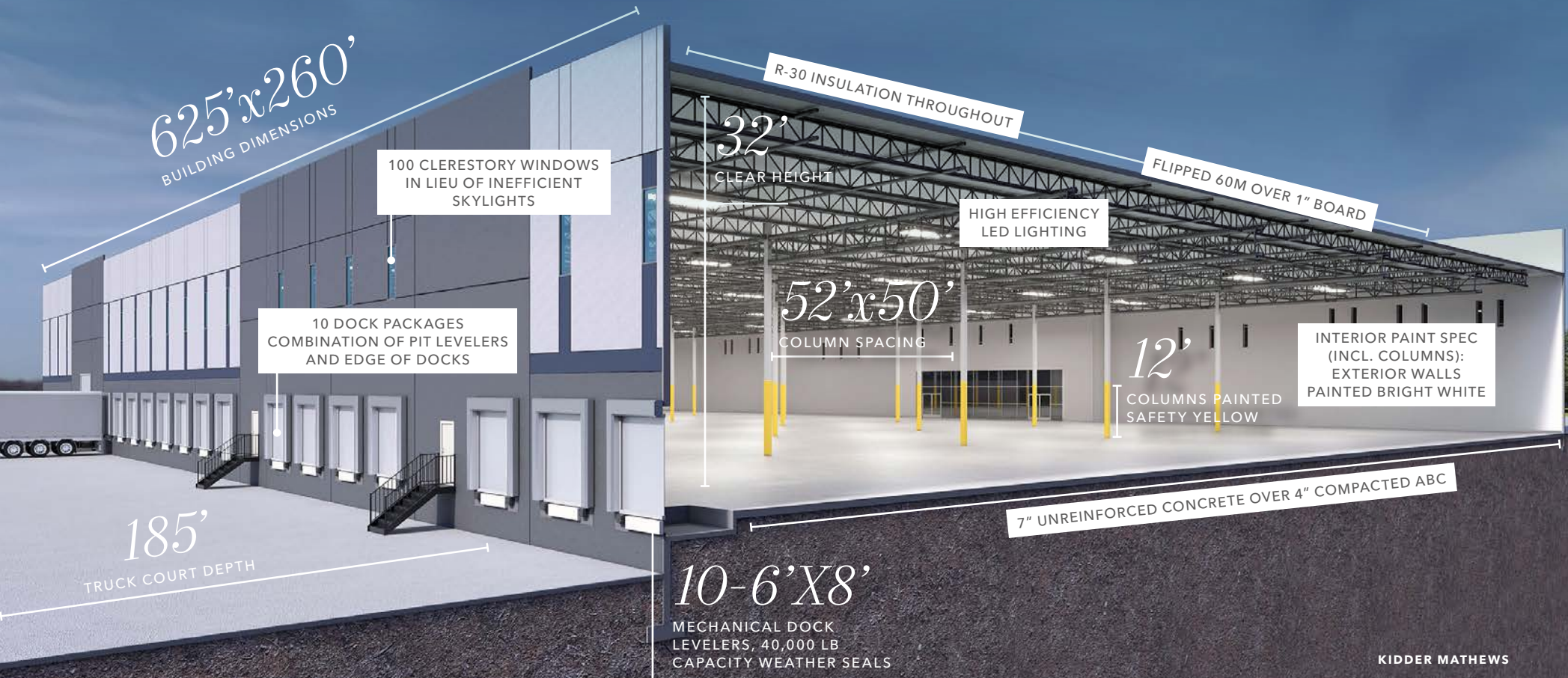
DOCK HIGH DOORS

10

DOCK PACKAGES

ESFR

SPRINKLER SYSTEM



FOR LEASE

CLASS A, FULLY IMPROVED PROJECT WITH FULLY SECURED TRUCK COURT



PROPERTY FEATURES

TOTAL PROJECT SIZE	±153,145 SF
OFFICE SF	±2,000 SF Open Bullpen Conference Room 5 Total Restrooms
DIVISIBLE TO	±68,230 SF ±84,645 SF
YARD	±65,000 SF
POWER	3,000 AMPS 277/480V 3-Phase Power
HVAC	100% Air Conditioned
PARKING	144 Auto Parking Spaces
CLEAR HEIGHT	32'
DOORS	21 Dock High Doors 3 Grade Level Doors - 1 (14' x 16') - 2 (12' x 14')

ANOTHER DEVELOPMENT FROM

nuveen
A TIAA Company



EXCLUSIVELY REPRESENTED BY

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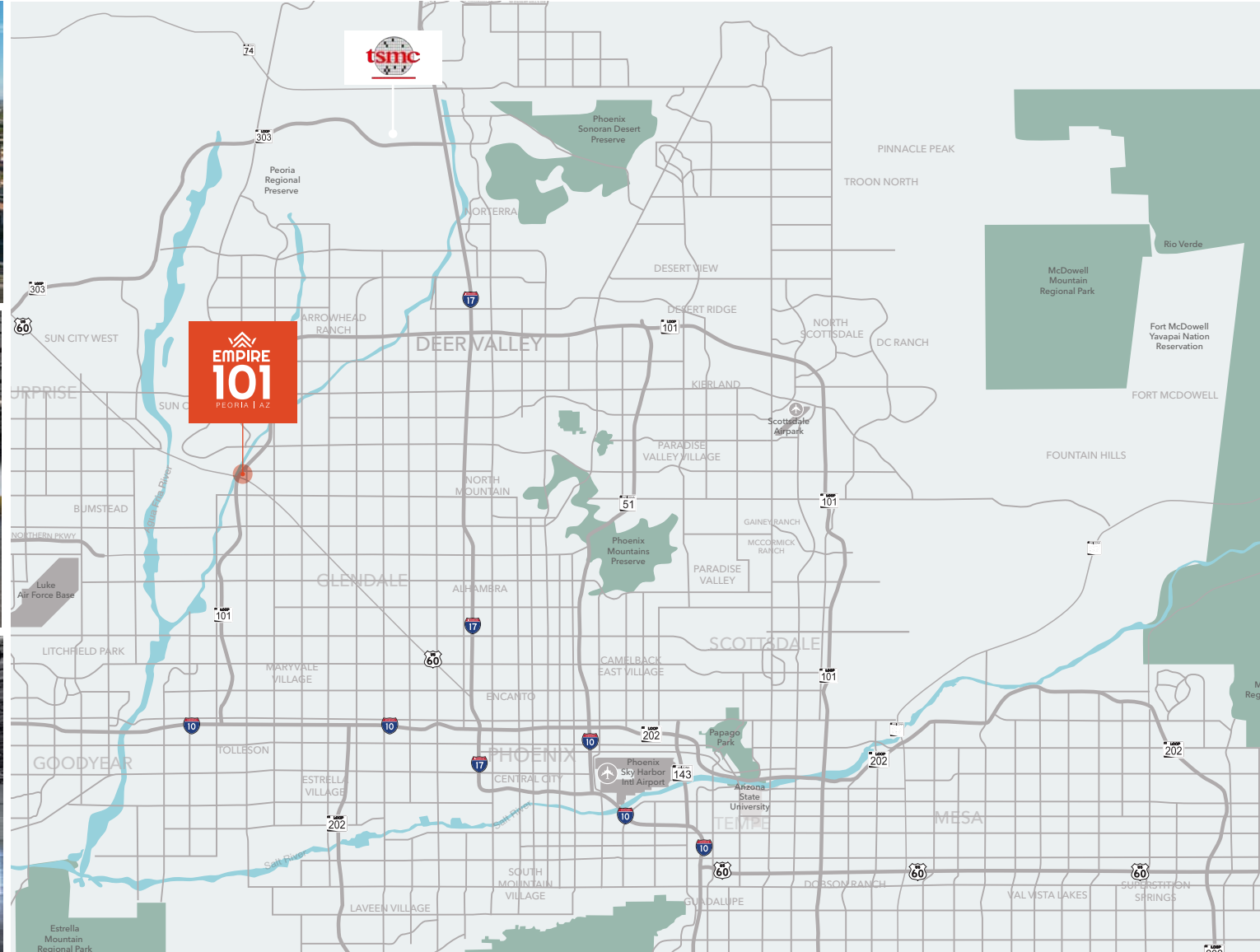
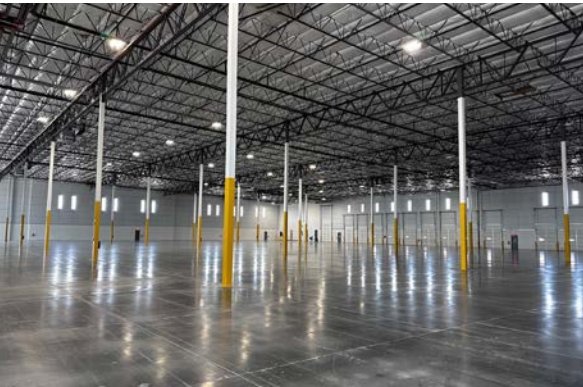
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