

1 0 W E S T

10 West Commerce Park represents a best-in-class industrial product, with a design-focused approach driven by the requirements of modern industrial tenants.

ANDY MARKHAM, SIOR

Executive Managing Director +1 602 224 4408 andy.markham@cushwake.com

MIKE HAENEL

Executive Managing Director +1 602 224 4404 mike.haenel@cushwake.com

PHIL HAENEL

Director +1 602 224 4409 phil.haenel@cushwake.com



BUCKEYE

GOODYEAR



GLENDAL

1 0 W E S T

10 West consists of 860,102sf of industrial distribution space located in the Southwest Phoenix Industrial submarket. This project will have a clean, modern design and provide state of the art features that modern industrial tenants require. Additionally, 10 West provides excellent freeway access with a full diamond interchange at Miller Rd and the I-10 freeway allowing for convenient access to the I-10 and I-85 interchange.

From a user standpoint, 10 West is an excellent alternative to the perpetually land constrained and expensive Inland Empire Market. Located just 4.5 hours east of Ontario, CA, 10 West provides a scalable solution at a fraction of the cost. Additionally, 10 West is only 12 miles west of the I-10 and Loop 303 interchange, which provides convenient access to the rest of the Southwest Valley and a very large labor pool.







BUILDING FEATURES

OTAL BUILDING 860,102

PRODUCT TYPE Cross Dock

PROPERTY SIZE 76.35 acres

DIMENSIONS 570' x 1,512'

CAR PARKING 783 Spaces

TRAILER STALLS 303 Trailer Stalls

TRUCK COURT DEPTH 200' & 200'

BAY SPACING

50' x 56', 60' Speed Bay

40' Clear

107/

CK DOCK DOORS 1

17-

Base Building: Dock

Bumpers Complete Dock

Packages to Suit

OORS 4 Drive-In Doors

TRANCES 4 Storefront Entrances;
VINDOWS Clerestory Windows

FIRE PROTECTION

ELECTRIC

ROO

FLOORS

WAREHOUSE LIGHTING

SITE LIGHTING

ESFR Sprinker

6000 Amps Electrical Service, (2 @ 3000)

60 mil White TPO, R21.4

7" Concrete Slab-on-Grade, Unreinforced

LED Over Speed Bays

LED



DRIVE TIMES FROM 10 WEST



BUCKEYE DEMOGRAPHICS & WORKFORCE







87,900

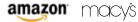
BUCKEYE POPULATION \$78,619

HOUSEHOLD INCOME

KEY INDUSTRIES

- **HEALTHCARE**
- DISTRIBUTION
- **FINANCE**
- **AEROSPACE**
- MANUFACTURING
- **INFORMATION TECHNOLOGY**

TOP EMPLOYERS





























ANDY MARKHAM, SIOR

Executive Managing Director +1 602 224 4408 andy.markham@cushwake.com

MIKE HAENEL

Executive Managing Director +1 602 224 4404 mike.haenel@cushwake.com

PHIL HAENEL

Director +1 602 224 4409 phil.haenel@cushwake.com 2555 E. Camelback Rd. Suite 400 Phoenix, Arizona 85016 ph:+16029549000 fx:+1 602 253 0528 www.cushmanwakefield.com

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.