



PARK ALGODON

NWC INDIAN SCHOOL ROAD & LOOP 101
PHOENIX AZ

5 BUILDINGS | 121,829 SF - 555,619 SF IN PREMIER PHOENIX
WEST VALLEY LOCATION WITH DIRECT LOOP 101 FREEWAY
ACCESS AND VISIBILITY

 CUSHMAN &
WAKEFIELD

CREATION 

PROPERTY OVERVIEW

87 ACRES

121,829 SF - 555,619 SF

5 BUILDINGS

32'-40'
CLEAR HEIGHTS

- 5 POINTS OF INGRESS/EGRESS
- TENANT AMENITY AREAS
- EV CHARGING STATIONS
- GATED & SECURED TRUCK COURTS
- 101 FREEWAY FRONTAGE
- EXCESS TRAILER PARKING



BUILDING A+B

BUILDING SIZE: 555,619 SF
CLEAR HEIGHT: 40'
TRAILER SPACES: 112
DOCK HIGH DOORS: 104
GRADE LEVEL DOORS: 4
DIMENSIONS: 540' X 1008'
TRUCK COURTS: 185'
CAR PARKING: 355

BUILDING SIZE: 317,077 SF
CLEAR HEIGHT: 40'
TRAILER SPACES: 90
DOCK HIGH DOORS: 71
GRADE LEVEL DOORS: 4
DIMENSIONS: 728' X 420'
TRUCK COURTS: 185'
CAR PARKING: 294

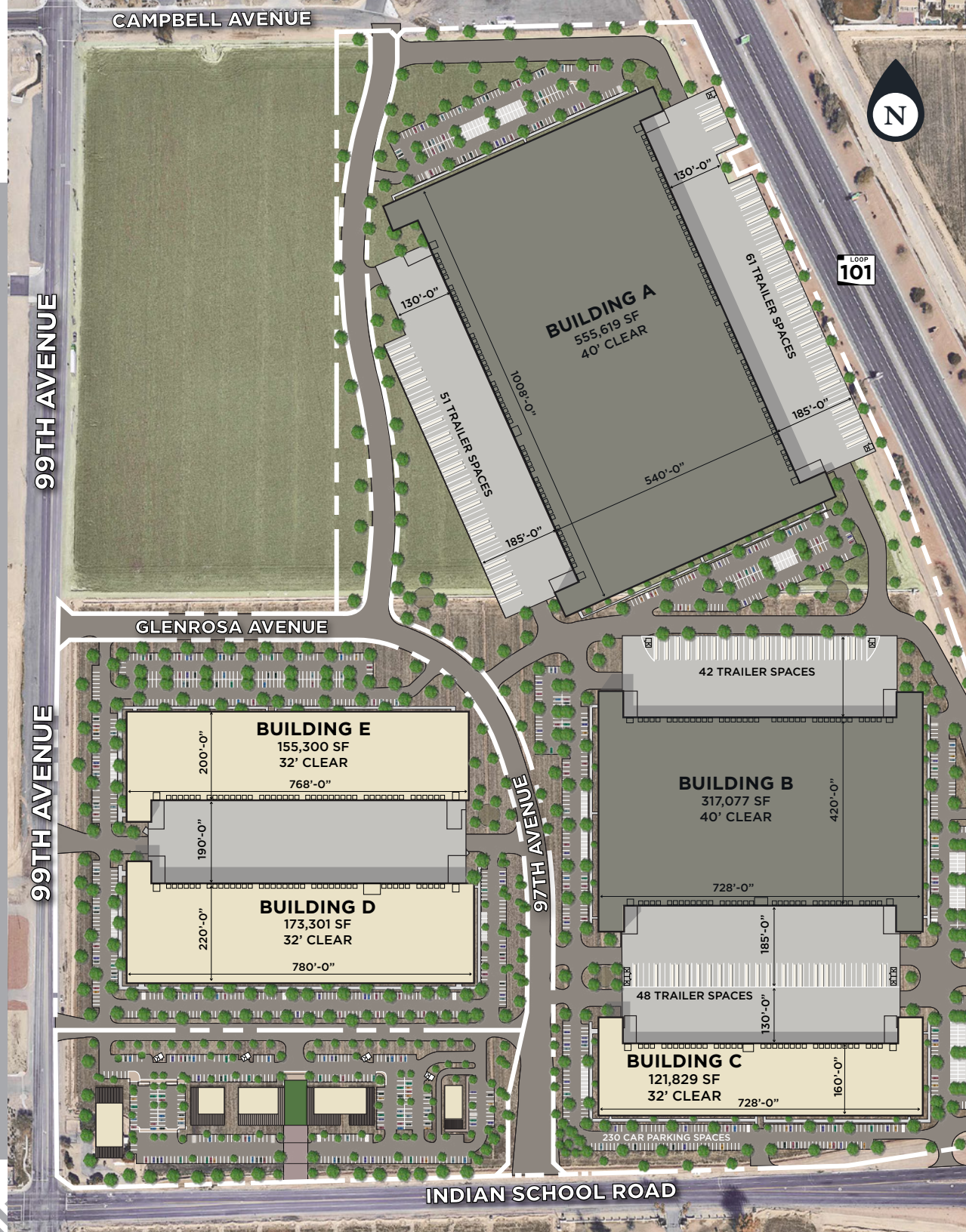


BUILDING C+D+E

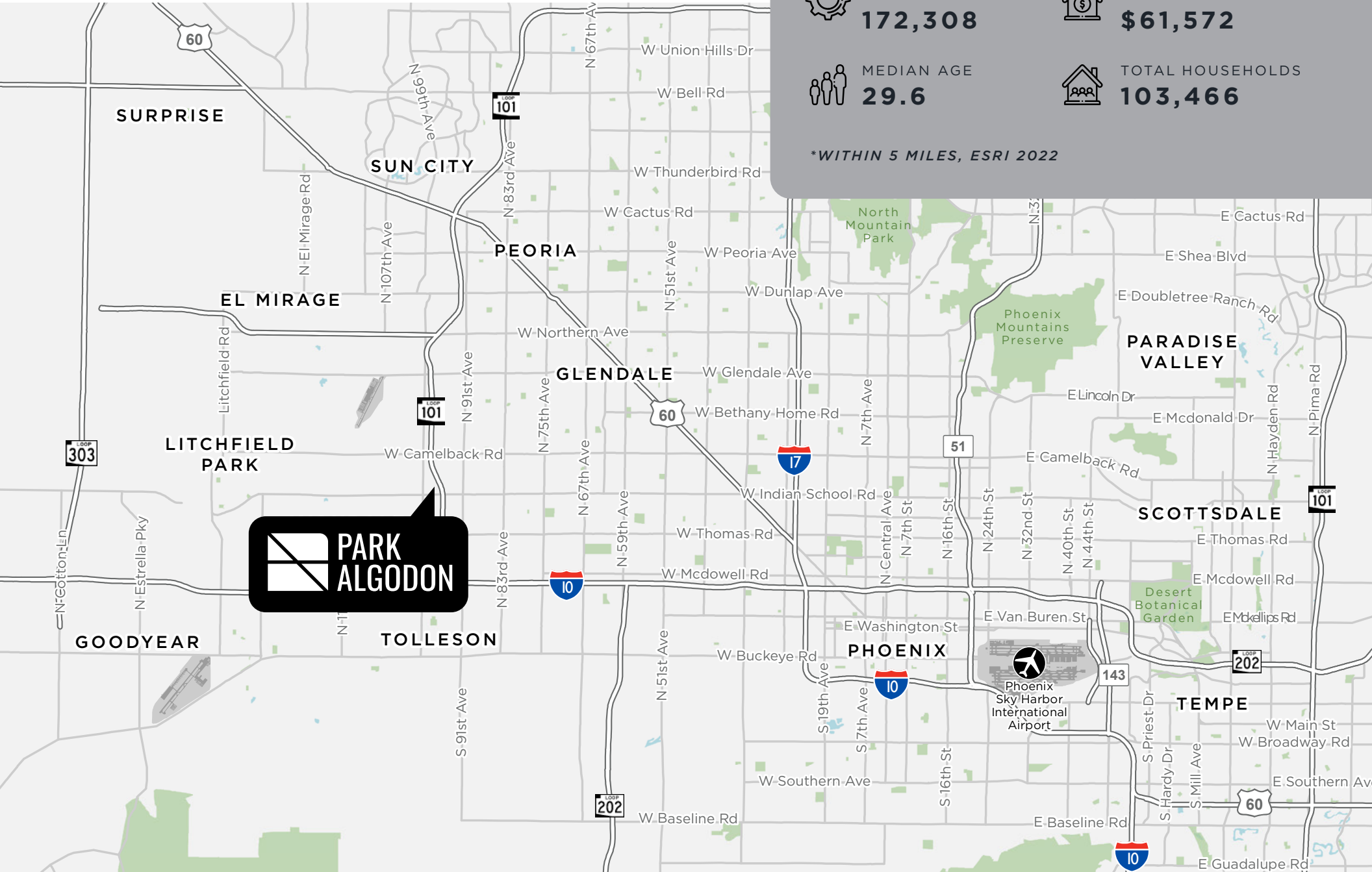
BUILDING SIZE: 121,829 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 35
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
TRUCK COURT: 130'
CAR PARKING: 230

BUILDING SIZE: 173,301 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 40
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
SHARED TRUCK COURT: 190'

BUILDING SIZE: 155,300 SF
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 43
GRADE LEVEL DOORS: 2
DIMENSIONS: 728' X 160'
SHARED TRUCK COURT: 190'
CAR PARKING: 241



SITE LOCATION



TOTAL WORKFORCE
POPULATION
172,308



MEDIAN
HOUSEHOLD INCOME
\$61,572



MEDIAN AGE
29.6



TOTAL HOUSEHOLDS
103,466

**WITHIN 5 MILES, ESRI 2022*

**PARK
ALGODON**

PHOENIX OVERVIEW

DEMOGRAPHICS

The population of Greater Phoenix is 5.0 million and is expected to grow to nearly 6.4 million (a 25% increase) in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.1 - two years younger than the national average. The population boasts comparatively high-earnings, with an average household income of over \$62,609. This is 6% above the national median average household income, which stands at \$59,039.

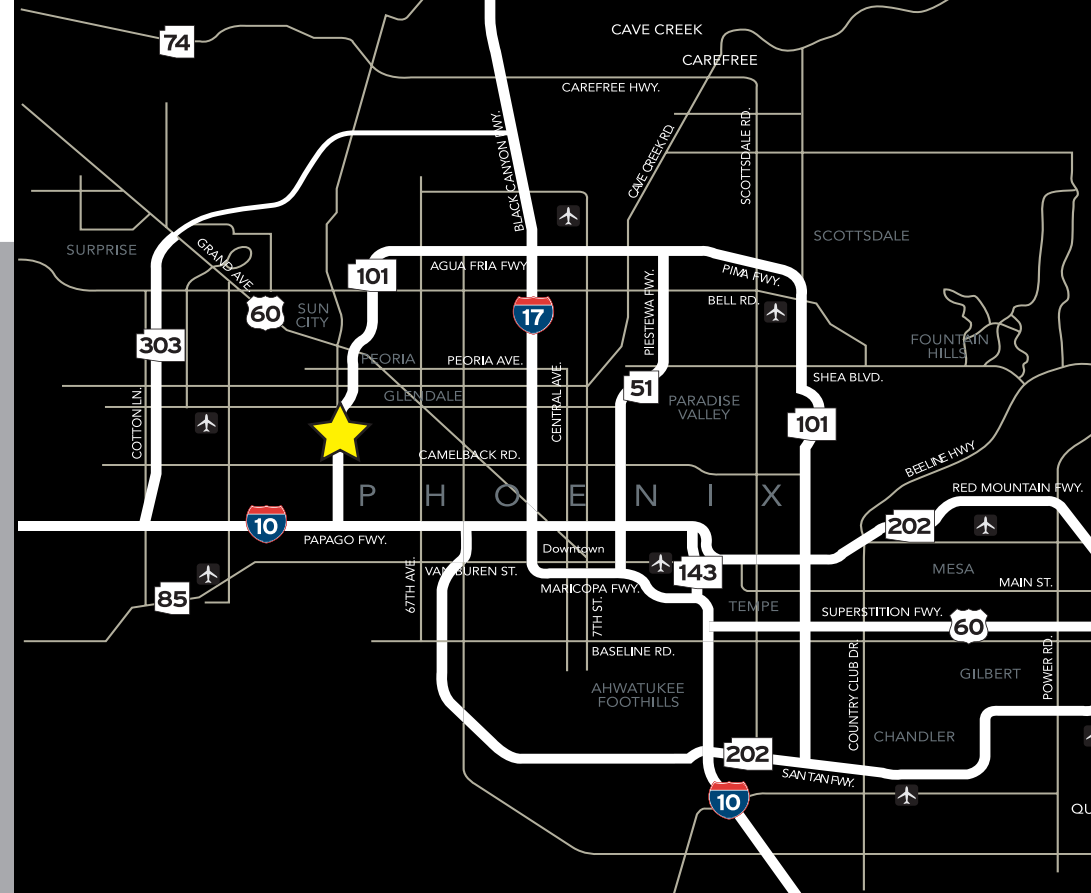
EMPLOYMENT/ECONOMY

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than two million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well.

A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

“CALIFORNIA EFFECT” BOLSTERS PHOENIX MARKET

The L.A. County and Inland Empire industrial markets combine to be the largest industrial market in the U.S. at 1.1 BSF and 594 MSF, respectively. These California markets are 1.1% and 0.7% vacant and virtually out of any available space. The extreme low vacancy rates have pushed rental rates to record levels which has helped drive tenants into the Arizona market. In addition to the cost and difficulty of finding quality space, the regulatory and general business environment in California has driven many tenants to more business friendly states, such as Arizona.



LOCATION HIGHLIGHTS



Proximity to Phoenix Sky Harbor International Airport, Arizona State University, and abundant amenities.



Less than six hours to the Ports of Long Beach and Los Angeles. San Diego, Las Vegas, Tucson, Albuquerque, El Paso, and the Mariposa Point of Entry are all within a one-day truck drive.



Shipping costs from Greater Phoenix to California are up to 75% lower than other Mountain West markets.

SURROUNDING TENANTS



202

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

AK-CHIN PAVILION

10

ACERO ALGODON APARTMENTS

91ST AVENUE

Banner Health

SOUTH MOUNTAIN PARK

PHOENIX EVENTS & ENTERTAINMENT COMPLEX

3.3 MILES TO WESTGATE ENTERTAINMENT DISTRICT

2.7 MILES TO 10

10

MCDOWELL ROAD

THOMAS ROAD

Logos for McDonald's, Starbucks, Dunkin' Donuts, Food City, jiffy lube, Diamondback, and PNC.

ALGODON MEDICAL OFFICE PARK

WEST MEC

FEAR FARM RC RACEWAY

LENNAR

99TH AVENUE

Logos for UMB, Courtyard by Marriott, Hospice of the Valley, Floor Decor, Southwest Network, and @WORK.

Logos for Costco Wholesale, Hobby Lobby, Cane's, Harkins, Ross Dress for Less, Panera Bread, and Chick-fil-A.

INDIAN SCHOOL ROAD

101 **FRONTAGE**

PARK ALGODON

RESIDENTIAL

taylor morrison.
HOME FUNDING

ALTA 99TH APARTMENTS

101

CAMPBELL AVENUE



MAJOR OCCUPIERS NEARBY



Walmart





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