

COLDWATER DEPOT



±302,609 SF FOR LEASE

I-10 Freeway Access & Building Frontage

1100 N. 127th Avenue, Suite 100 | Avondale, AZ



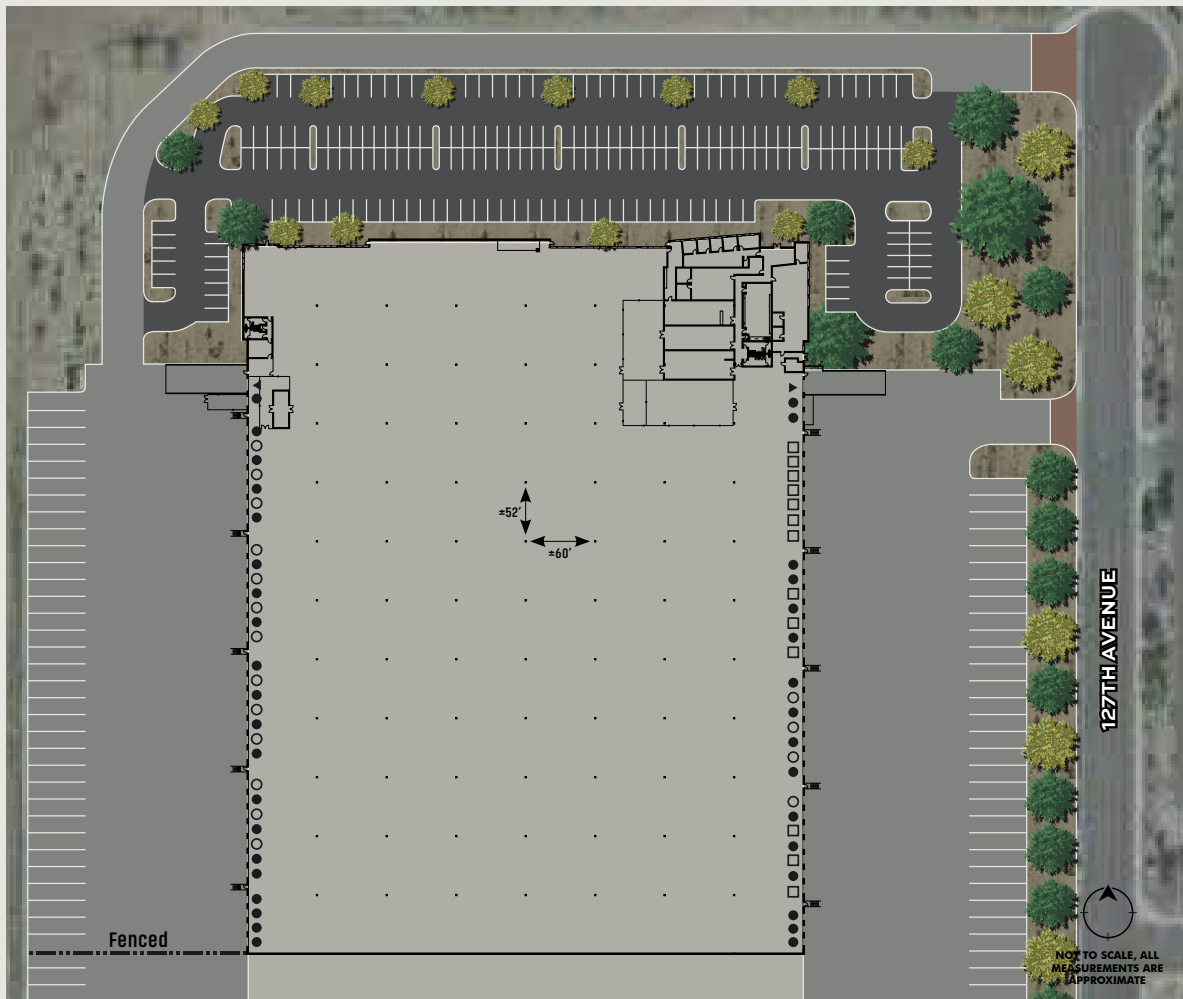
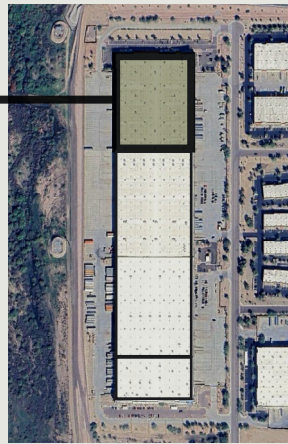
Lake Washington
PARTNERS

CBRE

COLDWATER DEPOT

±302,609 SF

- DOCK DOORS ○ EDGE OF DOCK LEVELERS W/SEAL
- ▲ GRADE LEVEL DOORS □ EDGE OF DOCK LEVELERS



SUITE 100

Building Size: ±1,032,148 SF

Available Space: ±302,609 SF

Office SF: ±9,020 SF

Clear Height: ±32'

Loading Dock Doors: 66

Grade Level Doors: 2

Edge of Dock Levelers w/Seal: 17

Edge of Dock Levelers: 13

Power: 1,600 Amps, 277/480v

Column Spacing: ±60' x ±52'

Car Spaces: ±140

Trailer Parking: ±55

Sprinkler System: ESFR

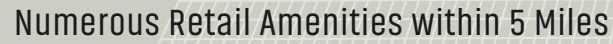
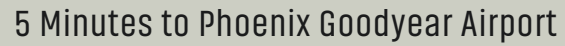
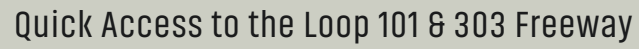
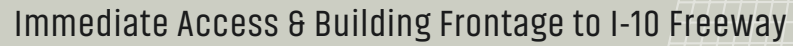
Cooling: EVAP Cooled & RTU (Office)

Full Diamond Interchange at Fairway Road

Full Diamond Interchange at Dysart Road

I-10 Freeway Access & Building Frontage





1100 N. 127th Avenue, Suite 100
Avondale, AZ



CONTACT

DAN CALIHAN

Executive Vice President, SIOR

602.617.1547

Dan.Calihan@cbre.com

PAT FEENEY, JR.

Executive Vice President, SIOR

602.538.3257

Pat.Feeney@cbre.com

TYLER VOWELS

Senior Associate

231.384.1079

Tyler.Vowels@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE

COLDWATER DEPOT

1100 N. 127th Avenue, Suite 100
Avondale, AZ



DEMOGRAPHICS WITHIN A 10 MILE RADIUS | SOURCE: ESRI, 2024



735,369 Population



10,687 Businesses



\$80,755 Median Household Income



33.1 Median Age



20% Some College



33% Bachelor's or Higher