

COLDWATER DEPOT

I-10
FREEWAY ACCESS
& BUILDING FRONTAGE



±302,609 SF FOR LEASE

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



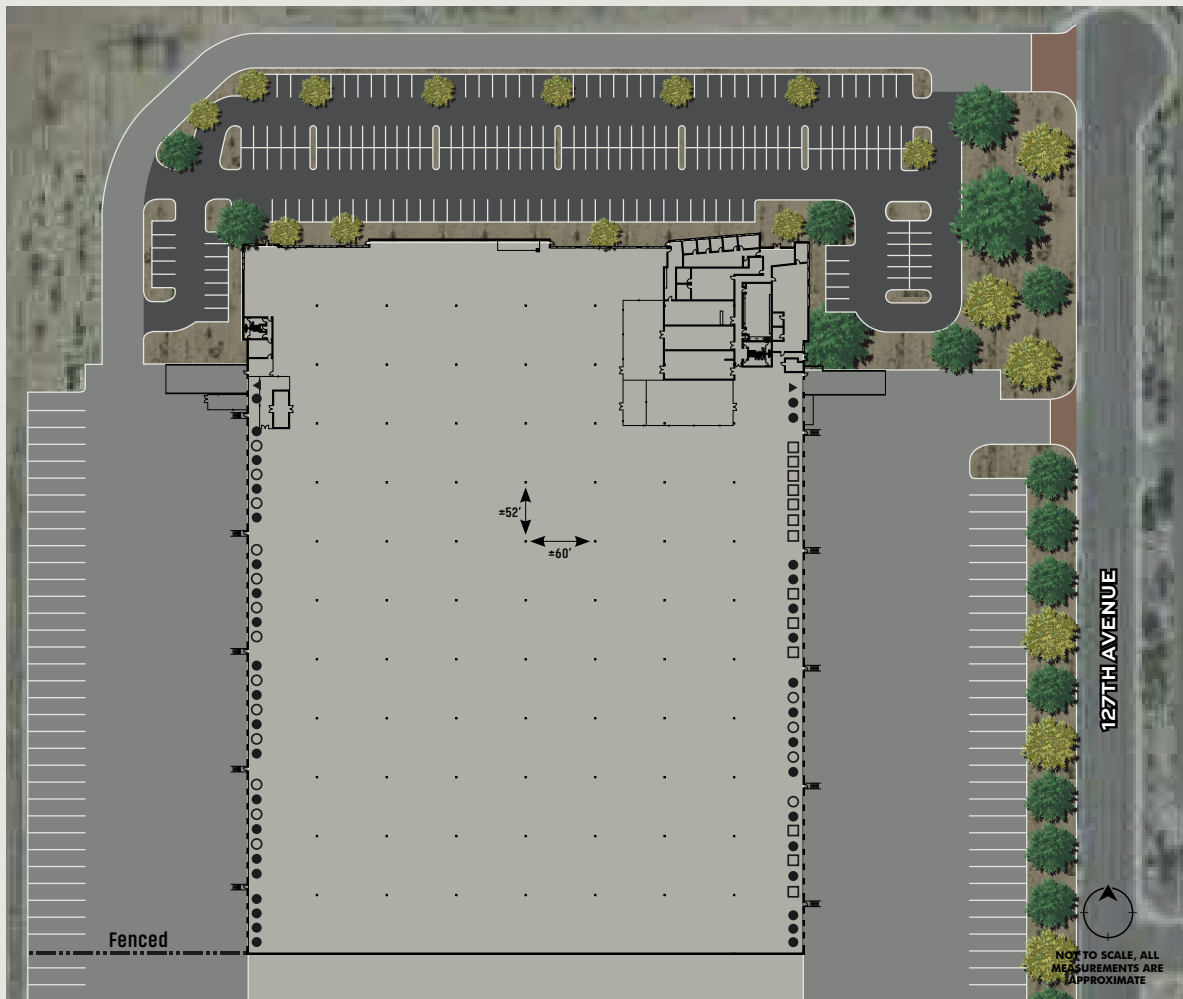
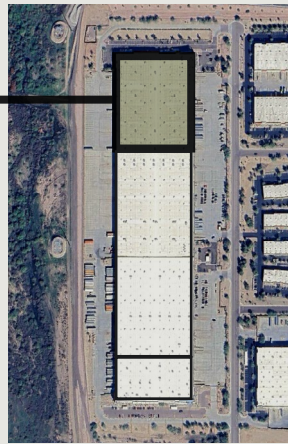
Lake Washington
PARTNERS

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

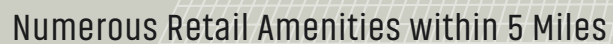
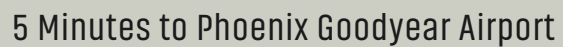
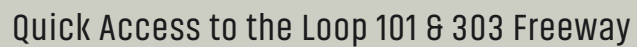
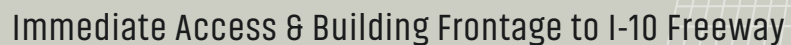
Cooling: EVAP Cooled & RTU (Office)

Full Diamond Interchange at Fairway Road

Full Diamond Interchange at Dysart Road

I-10 Freeway Access & Building Frontage





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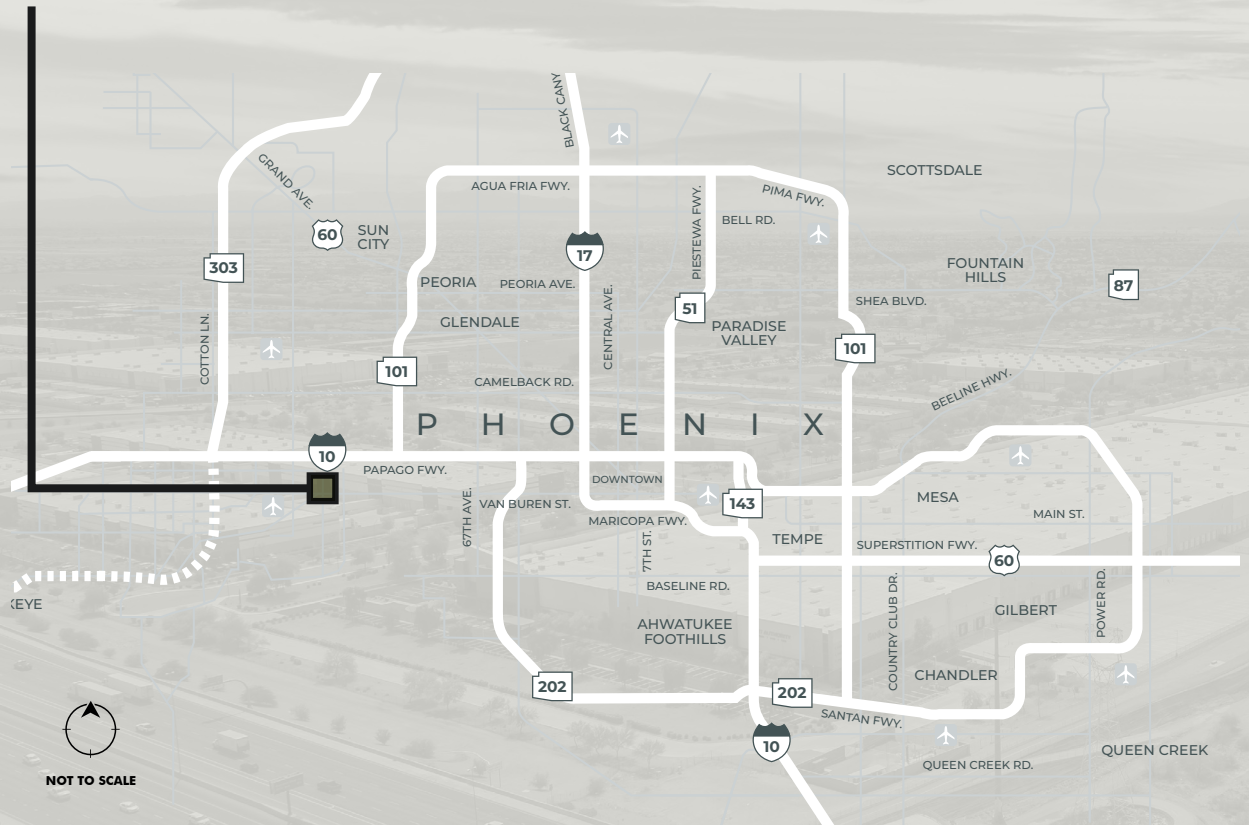
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CBRE

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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