

MANUFACTURING & LOGISTICS



AVONDALE, ARIZONA

SOUTHWEST EDGE

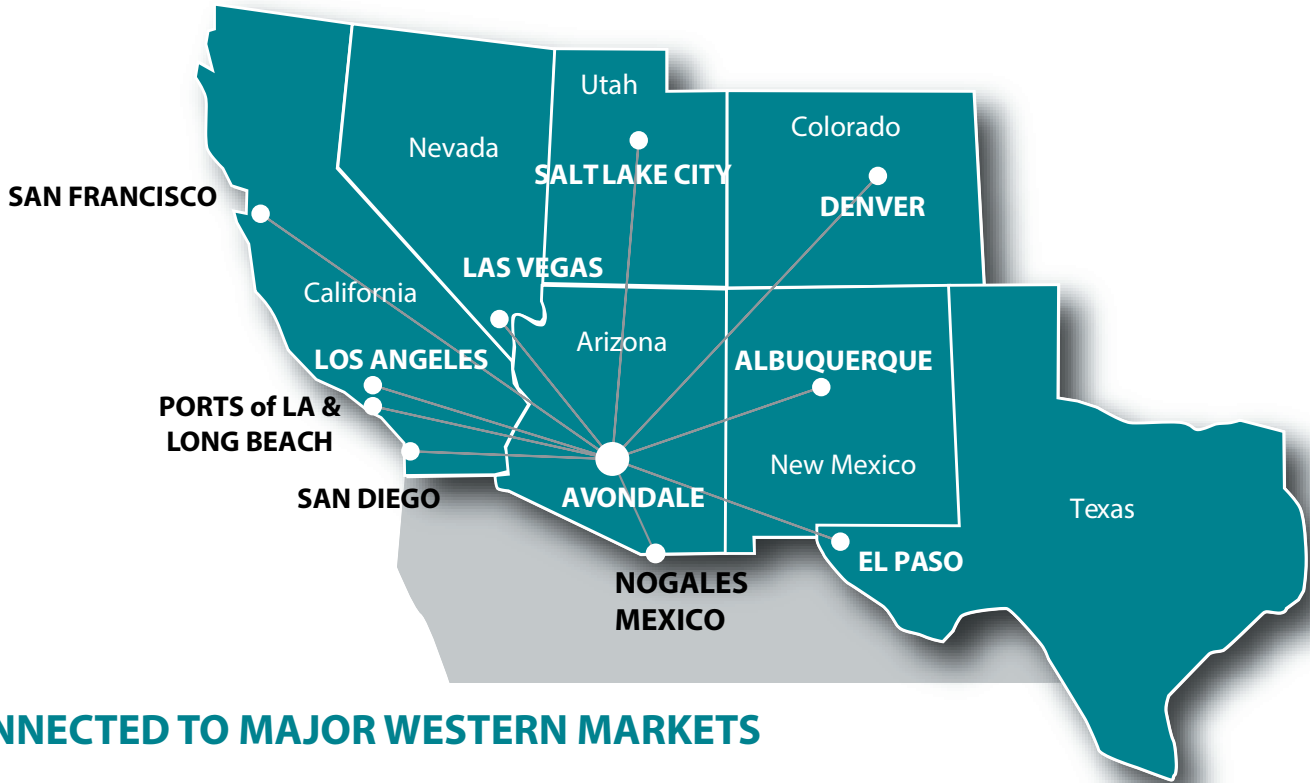
Location, easy access and pro-business environment make Avondale the hub for business in the Southwest. Access to over 22 million consumers within a 5-hour drive solidifies Avondale's place as the location of choice.

“We chose Avondale for our industrial development because of its strategic location. We will choose Avondale again because of the team's commitment to meet our development deadlines and to work with us to secure credit worthy tenants that create quality jobs.”

Robert C. Guerena
Vice President of Development, Western Region
Seefried Industrial Properties

DOOR TO SHORE

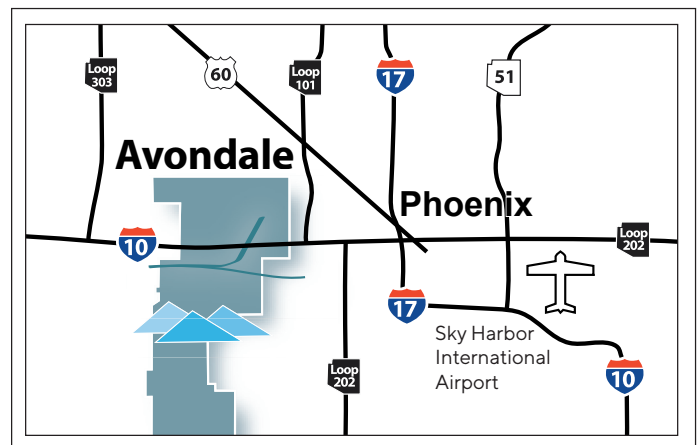
Avondale offers easy access to the Southwest and beyond. Los Angeles is only a 5.5 hour drive, and many more U.S. cities are less than a day's drive. Sky Harbor International Airport, just 20 minutes from Avondale's city center, provides access to markets all over the globe. Sky Harbor serves over 46 million passengers each year, in addition to transporting over 393,000 tons of cargo.



CONNECTED TO MAJOR WESTERN MARKETS

With an impressive lineup of national and international companies already doing business here like Merch by Amazon, The Vitamin Shoppe, Cummins, Hickman's, Conn's, Port Authority, King Koil and Copper State Rubber, Avondale's thriving business community demonstrates the strategic advantages. Avondale is conveniently situated for access to major markets in less than a one-day drive, including Southern California ports and Mexico.

City	Distance
PORT OF ENTRY, NOGALES, MEXICO	197
LAS VEGAS, NEVADA	267
SAN DIEGO, CALIFORNIA	334
PORTS of LA & LONG BEACH, CALIFORNIA	341
LOS ANGELES, CALIFORNIA	356
EL PASO, TEXAS	459
ALBUQUERQUE, NEW MEXICO	490
SALT LAKE CITY, UTAH	683
SAN FRANCISCO, CALIFORNIA	735
DENVER, COLORADO	841



Map not to scale

REAL ESTATE EDGE

Whether it's R&D space, industrial space, or both, Avondale has got you covered. Proximity to freeways, airports and neighborhoods combined with competitive pricing is just one reason why more businesses are relocating to Avondale.

MANUFACTURING & LOGISTICS

Prime speculative industrial space and greenfield build-to-suit sites are available along Avondale's I-10 employment corridor. Available space ranges from 1,500 to 400,000 square feet in several new developments less than a mile from 5 full diamond interchanges. Build-to-suit options include up to 40 acres with zoning for manufacturing and internet fulfillment cross dock facilities. To the right, you'll see a sampling of available properties. Nearby restaurant, retail and hospitality amenities make these sites desirable for employees and visitors alike.

DEVELOPMENT TIMELINES

Avondale's development team of professionals understand the importance of timely reviews, and in development, time means money. We work hard to save you both. Substantive reviews are completed in just 12 days.

FEATURED PROPERTIES



101 Logistics Park

Address: 10205 - 10209 W Roosevelt Street, Avondale, AZ 85323

Zoning: PAD

Project size: 651,775 SF

Bldg 1: 142,521 **Bldg 2:** 409,254

32' clear height

36' clear height

52 DH Loading

98 DH Loading

4 GL Loading

4 GL Loading

Special Features: 529 auto parking stalls, 56'-60' column spacing

Power: 2000A, 277/480V, 3 phase



Fairway 10

Address: 750, 850, 950 N 119th Avenue, Avondale, AZ 85323

Zoning: PAD

Project size: 160,000 - 388,500 SF

Bldg A: 169,400 SF

Bldg B: 388,500 SF

Bldg C: 160,300 SF

32' clear height

36' clear height

32' clear height

Up to 43 DH Loading

80 DH Loading

Up to 40 DH Loading

6 GL Loading

4 GL Loading

6 GL Loading

Special Features: I-10 Freeway frontage, up to 190' truck maneuverability, 60' speed bays, 40'-60' column spacing

Power: 3,600 amps 277/480



Hamilton Commerce Center

Address: 1205 N Eliseo C Felix Jr Way, Avondale, AZ 85323

Zoning: A1, General Industrial

Project size: 310,490 SF

Bldg 1: 70,250 SF

Bldg 2: 91,520 SF

Bldg 3: 137,280 SF

24' clear height

28' clear height

32' clear height

24 DH Loading

28 DH Loading

30 DH Loading

8 GL Loading

6 GL Loading

4 GL Loading

Special Features: 50'-60' column spacing, 130-170' truck court depth

Power: 12.47kV

TALENT EDGE

Talent lives here. Affordable housing and fantastic amenities combine with new state-of-the-art freeway systems making Avondale a very attractive community to live, work and play.

LABOR SUPPLY



MORE THAN ONE-THIRD OF THE VALLEY'S HEALTHCARE, MANUFACTURING, AND BUSINESS SERVICES WORKFORCE RESIDES IN THE WEST VALLEY



BY 2030, 40% OF THE METRO'S POPULATION GROWTH WILL OCCUR IN THE WEST VALLEY

GIGANTIC WORKFORCE

Source: MAG

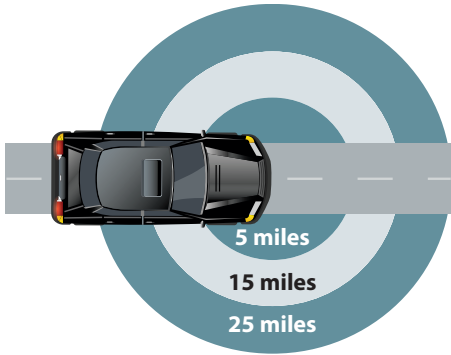
An unparalleled workforce of over 2.4 million in the Phoenix metro area means you'll have access to talented employees. Avondale's prime west valley location puts over 1/3 of that labor force at your doorstep.



MEDIAN AGE

Avondale	30
Phoenix	34
United States	38

WORKFORCE AND TRAINING



61,200
Skilled workers in
Manufacturing and Logistics
within a 25-mile drive

Source: EMSI | 2020 | Available workforce within a 25 mile drive of Avondale

MANUFACTURING EDUCATION PROGRAMS

Avondale’s workforce has the talent needed to drive your business to the next level. Multiple colleges and universities in and around Avondale provide education in computer and information technology, manufacturing, engineering disciplines, and so much more, to deliver the skilled workforce you need. Specialty programs with advanced laboratories and modern equipment offer training for today’s high-tech manufacturing world.

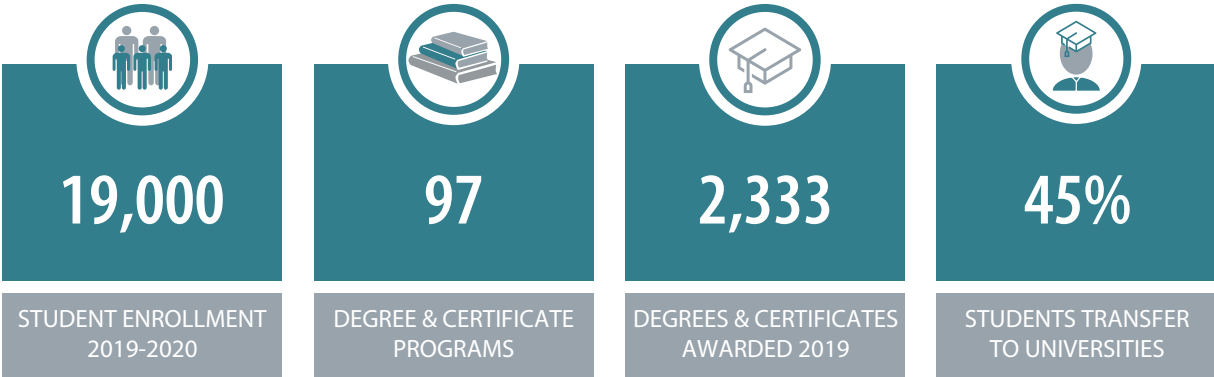
West-MEC

24 Innovative Career & Technical Education Programs

UNIVERSAL TECHNICAL INSTITUTE

Leading Technical Training Provider for Transportation Industry

ESTRELLA MOUNTAIN COMMUNITY COLLEGE



- Industrial Manufacturing & Emerging Technologies
- Manufacturing, Distribution & Energy
- Electrical Systems Technology
- Mechanical Systems Technology
- Mechatronics
- Power Systems Technology
- Automated Industrial Technology
- Energy and Industrial Technology
- Engineering Technology
- Instrumentation Systems Technology
- Nuclear Power Technology
- Sustainability and Ecological Literacy
- Cybersecurity
- Cisco Networking
- Organizational Management
- Computer Applications Technology
- Microsoft Networking Technology

PARTNERSHIPS AND INCENTIVES EDGE

**With carefully crafted incentives and partnerships,
Avondale rises to the top for business.**

**Avondale offers customized programs designed
exclusively for Avondale businesses.**

AVONDALE AMBASSADOR PROGRAM

Avondale businesses are invited to attend exclusive roundtable events hosted by the City's Office of Economic Development and Development Engineering Services Department. Programming brings subject matter experts to businesses to provide support in marketing, new revenue generating opportunities and current business trends.

GREEN BUSINESS PROGRAM

The City of Avondale's Green Business Program provides information and resources, as well as recognition, to those businesses making an effort to implement sustainable practices. Green Businesses receive exclusive training and information on the latest sustainability practices.



GREATER MARICOPA FOREIGN TRADE ZONE (GMFTZ)

The GMFTZ allows participating businesses located within this zone to significantly reduce their real and personal property tax liabilities from 18% valuation to 5% valuation.



OPPORTUNITY ZONES

Opportunity Zones are designed to spur economic development by providing tax benefits to investors.



NEW MARKETS TAX CREDIT

The New Markets Tax Credit (NMTCT) Program incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities.



QUALITY JOBS TAX CREDIT

The Quality Jobs tax credit encourages business investment and the creation of high-quality employment opportunities in the state.



INFILL INCENTIVES

Eligible projects in designated Infill Zones receive a 50% reduction in building permits and plan review fees.



COMPUTER DATA CENTER PROGRAM

This program encourages computer data center (CDC) operation and expansion in Arizona by providing TPT and Use Tax exemptions on qualifying purchases.



QUALIFIED FACILITY TAX CREDIT

The Qualified Facility tax credit was established to promote the location and expansion of manufacturing facilities, including manufacturing-related research & development or headquarters facilities.

AVONDALE EDGE

“I am confident you and your company will find Avondale is exactly what you need to succeed. The entire City Council and I look forward to breaking ground on your project in Avondale.”

Kenn Weise
Mayor,
City of Avondale

JOIN THE GROWING LIST OF AVONDALE COMMUNITY PARTNERS



AvondaleEDGE.com

Discover your **EDGE** in Avondale,
visit us at AvondaleEDGE.com or call
623-333-1400.

