# SWEETWATER COMMERCE CENTER

SWC OF SWEETWATER AVENUE & LITCHFIELD ROAD, SURPRISE, AZ

**Prime West Valley industrial development opportunity**
**9.8 acres of fully entitled land with permitted construction drawings**

JLL

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

# SWEETWATER COMMERCE CENTER

**Sweetwater Commerce Center is a brand new two-building industrial development in Surprise, Arizona. Falling within the popular Loop 303 corridor of Metro Phoenix's southwest valley, the development will provide today's tenant with a unique and different opportunity.**

**With sleek walls of glass and upscale aesthetics, the development offers smaller tenants a hybrid between high end industrial and flex space. The two buildings feature 24' to 28' ceiling heights, dock and drive-in loading doors from a central courtyard, and 100' to 140' bay depths. Office/showroom space upfront in a contemporary and modern design radiates a certain curb appeal that cannot be found at any other industrial development in The Valley of The Sun.**

## PROPERTY & BUILDING SPECS:

**Site area**
±9.83 acres

**Auto parking**
1.95/1,000

**Truck court**
180' fully secured / concrete truck court

**ESFR**
sprinkler system

**Interior walls**
painted white

**Zoning**
Business Park (BP); City of Surprise

**Excellent visibility**
Litchfield Rd. & Sweetwater Ave. frontage

## Building 1:

- ±68,043 SF available (divisible)
- 28' clear height
- Building dimensions: 140' x 492'
- (22) truck wells
- (6) grade level doors
- Steel roof deck
- R-25 roof insulation
- ESFR sprinkler system
- 2,400 amps, 480/277V (expandable)

## Building 2:

- ±49,751 SF available (divisible)
- 24' clear height
- Building dimensions: 100' x 506'
- (20) truck wells
- (8) grade level doors
- Steel roof deck
- R-25 roof insulation
- ESFR sprinkler system
- 2,400 amps, 480/277V (expandable)

## SWC SWEETWATER AVE & LITCHFIELD ROAD

# 30 MINUTE DRIVE TIME

## Demographics

**Total population:** **1,592,702;** projected to grow to 1,710,123 by 2026

Median age: **35.1**

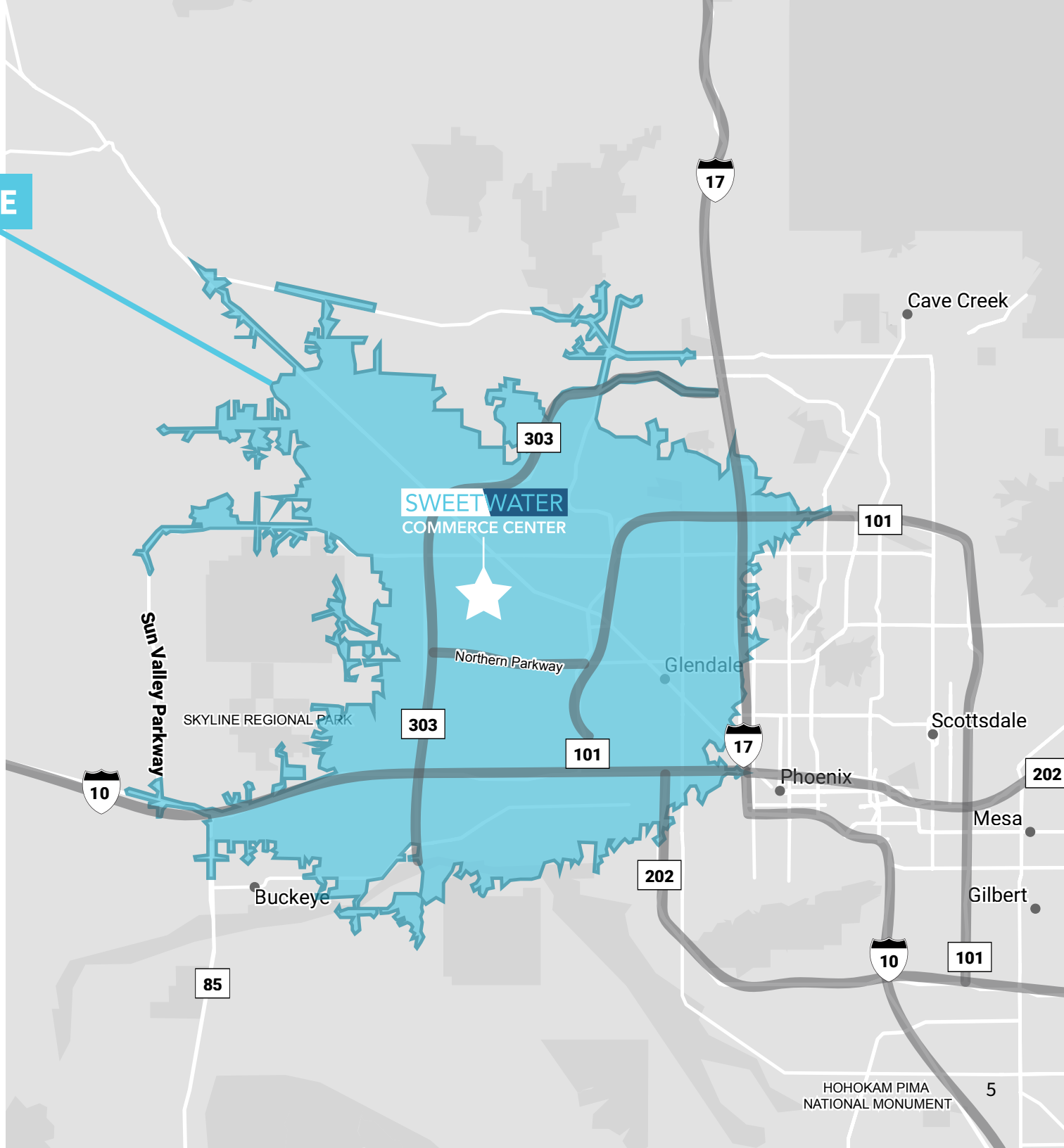
Average household income: **$80,487**

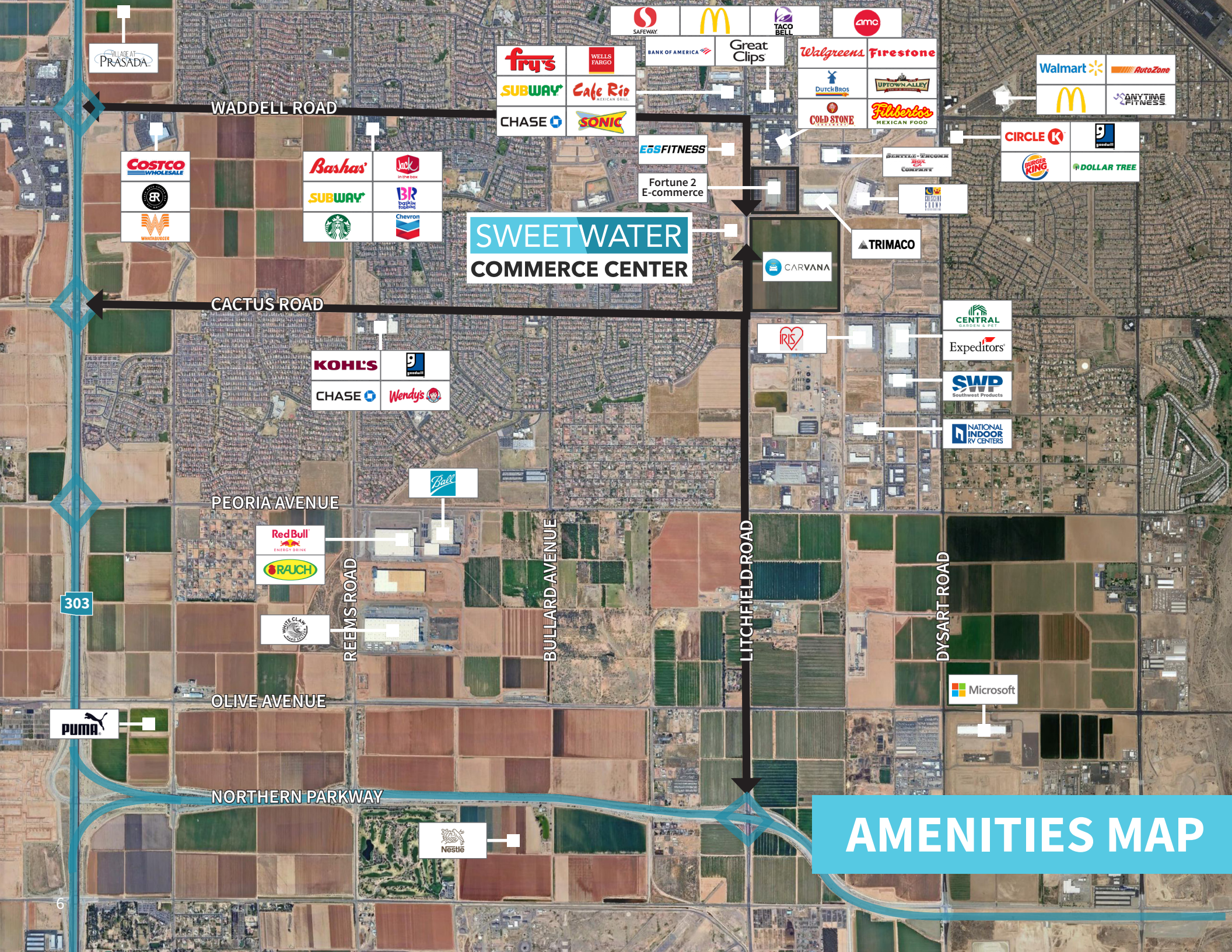
**Population by generation:**

| | |
|---|---|
| **20.3%** Millennial | **18.7%** Generation X |
| **16.6%** Baby boomer | **5.9%** Greatest generation |

**Population by education level:**

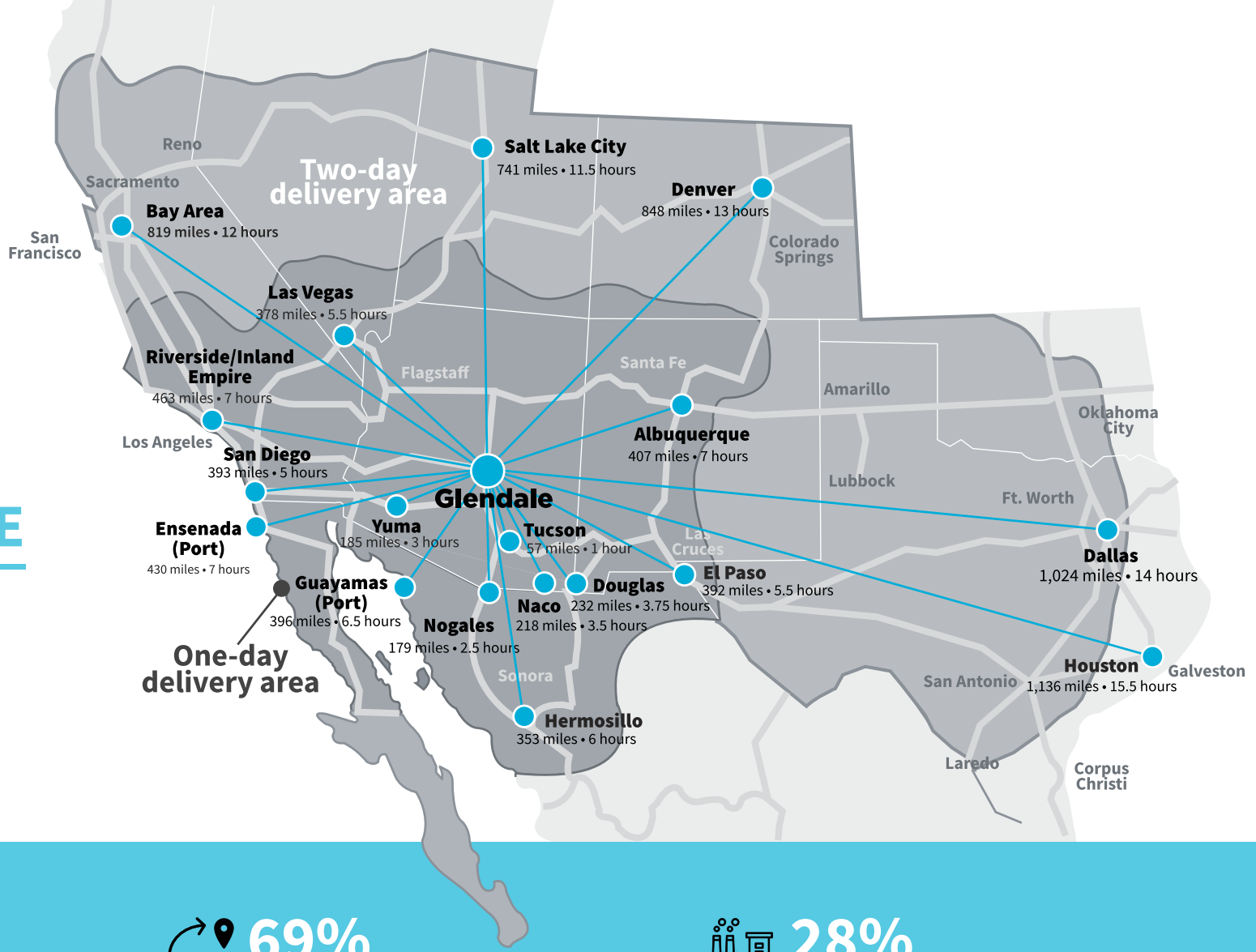
- Associate: **9.1%**
- Bachelor's: **15.6%**
- Graduate: **8.1%**






# AMENITIES MAP

# REGIONAL DRIVE TIME




The West Valley is home to a 1.6 million person workforce, yet many of those workers are currently traveling to other parts of the Valley for work.

**69%**
of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County

**28%**
of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here

**40%**
of Phoenix residents live in the west of interstate 17. Phoenix, the state's largest city, has a population of 1.5 million

**62%**
of the West Valley population is workforce age.

# SWEETWATER

# COMMERCE CENTER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