

EL MIRAGE

COMMERCE CENTER

EL MIRAGE RD AND W JOE R. RAMIREZ RD
EL MIRAGE, AZ

100% HVAC WAREHOUSE



 **GREEN READY**

±216,688 SF • CLASS A INDUSTRIAL

DIVISIBLE TO ±54,080 SF

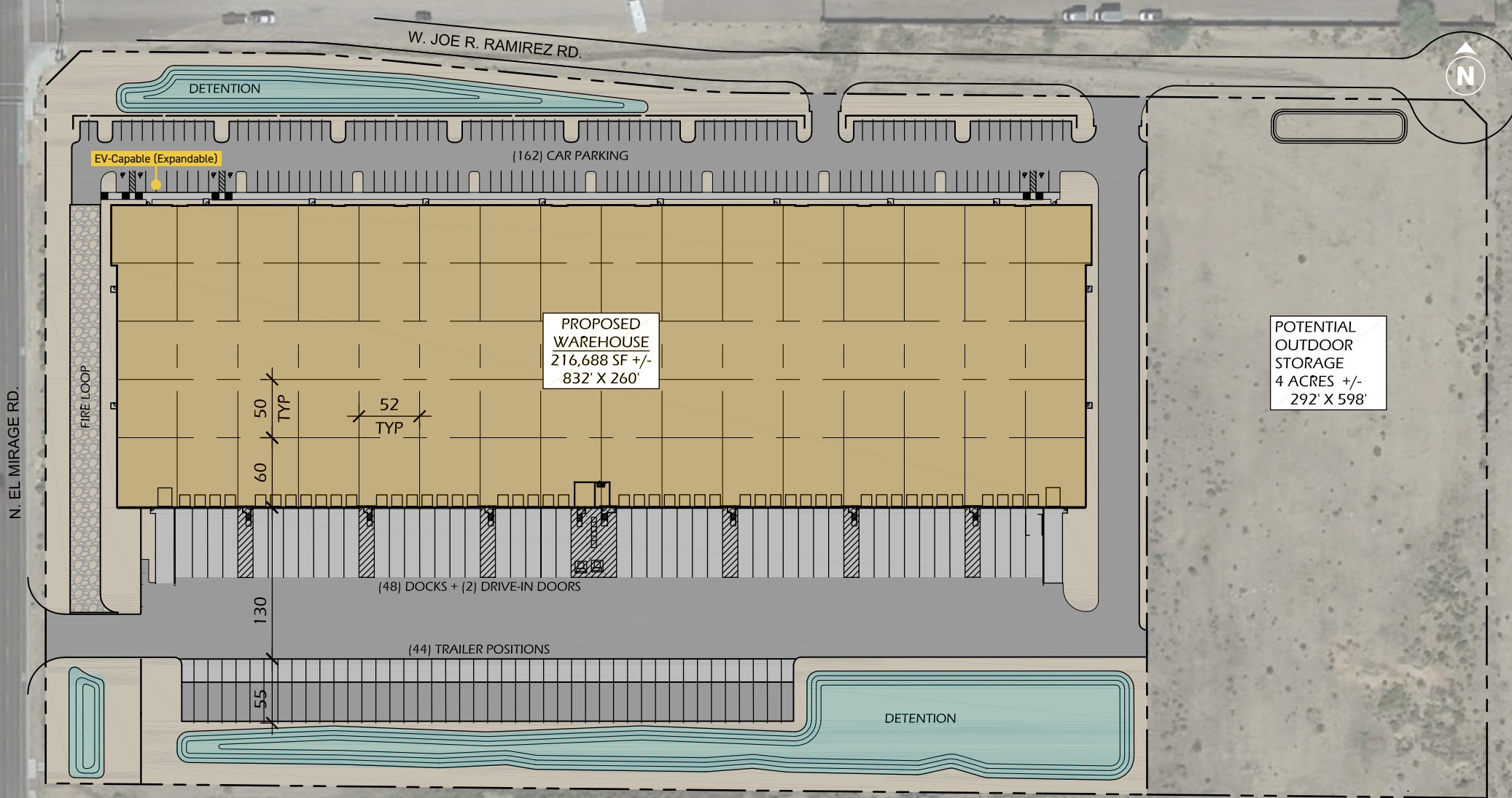


STONEMONT
FINANCIAL GROUP



SILVER CREEK
DEVELOPMENT

CBRE



BUILDING FEATURES

SIZE: ±216,688 SF

DIVISIBILITY: ±54,080 SF (four tenants)

COOLING: 100% HVAC

OFFICE: ±2,500 SF

DOCK PACKAGES: Available

BUILDING DIMENSIONS: ±260' x ±842'

CLEAR HEIGHT AT FIRST COLUMN: ±32'

OVERHEAD DOOR POSITIONS: 48

DOCK DOORS: 48

DRIVE-IN DOORS: 2

AUTO PARKING: 162

TRAILER PARKING: 44

SPRINKLERS: ESFR

LIGHTING: LED

TYPICAL BAY SPACING:
52' W x 50' D and 60' speed bays

TRUCK COURT:
130' + 55' trailer stalls (185' total)

ZONING: General Industrial (I-2)

POWER: 3,000 AMPS

ROOF TYPE: Metal deck

LOCATION: EL MIRAGE

Considered the gateway to the Northwest Valley of the Greater Phoenix Metro Area, El Mirage has grown from a small town, dependent on agriculture, to a diverse urban economy with population of more than 35,000. The city is located approximately 10 miles northwest of downtown Phoenix and minutes away from Luke Air Force Base, the largest fighter pilot training facility in the world.

On the City's southern border, the Northern Parkway transportation corridor provides access to the Loop 303, connecting to Interstate 10 and Interstate 17. On the City's northern edge, U.S. Highway 60 provides easy access to the Loop 101 and Loop 303, two of the areas busiest regional highways.

Source: <https://www.elmirageaz.gov/>



Phoenix is strategically located within a 6-hour drive to the ports of LA & Long Beach and less than 2 days from 11 major metros



PROXIMITY TO FREEWAYS



15
MINUTES



19
MINUTES



10
MINUTES



9
MINUTES



7
MINUTES

TOP INDUSTRIES



HEALTHCARE



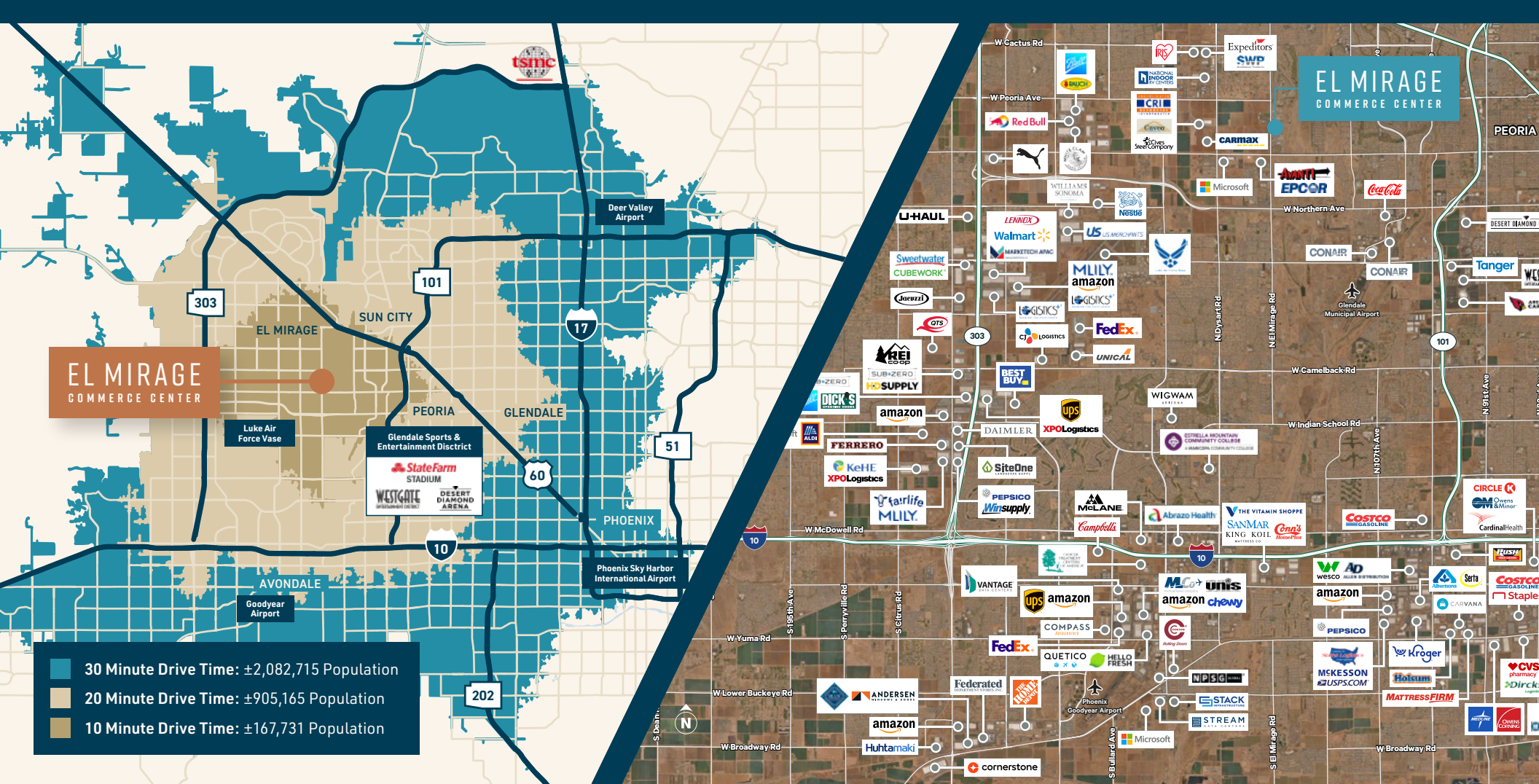
ADVANCED
MANUFACTURING



TECHNOLOGY



EDUCATION



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