

±4,856 - ±11,099 SF
AVAILABLE FOR LEASE

C cabot commerce center

PEORIA | ARIZONA

CBRE





PROPERTY OVERVIEW

8960 & 8957 W WINDSOR DR
9040 W LARKSPUR DR
PEORIA, AZ 85381



Truckwell & Grade
Level Loading



24' Clear Height



Sky Lights



Freeway Visibility



ESFR Sprinklers

3

Industrial Buildings

232,016

Total Square Feet

SITE PLAN

CABOT COMMERCE CENTER

● AVAILABLE

○ LEASED



SR 101 Freeway

Bldg 3 - 9040 W Larkspur Dr

Suite 137
±11,099 SF

Bldg 2 - 8957 W Windsor Dr

Suite 128
±4,856 SF

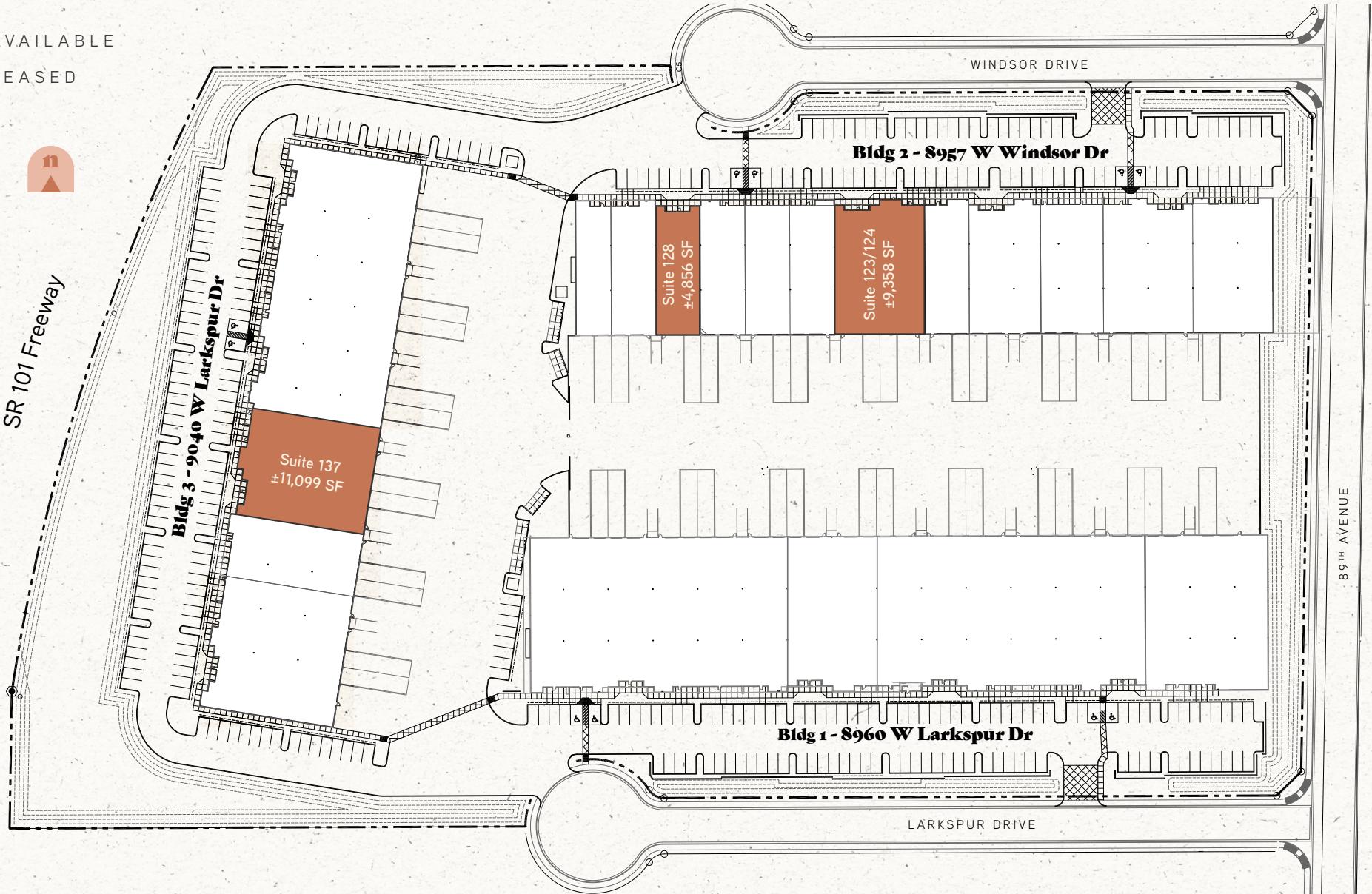
Suite 123/124
±9,358 SF

Bldg 1 - 8960 W Larkspur Dr

LARKSPUR DRIVE

WINDSOR DRIVE

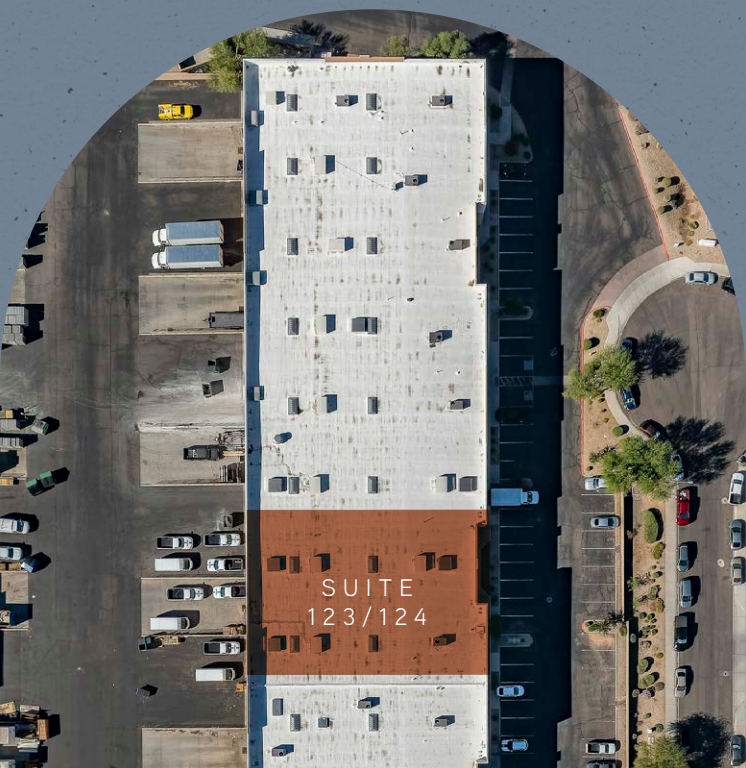
89TH AVENUE



SUITE 123/124 BUILDING 2

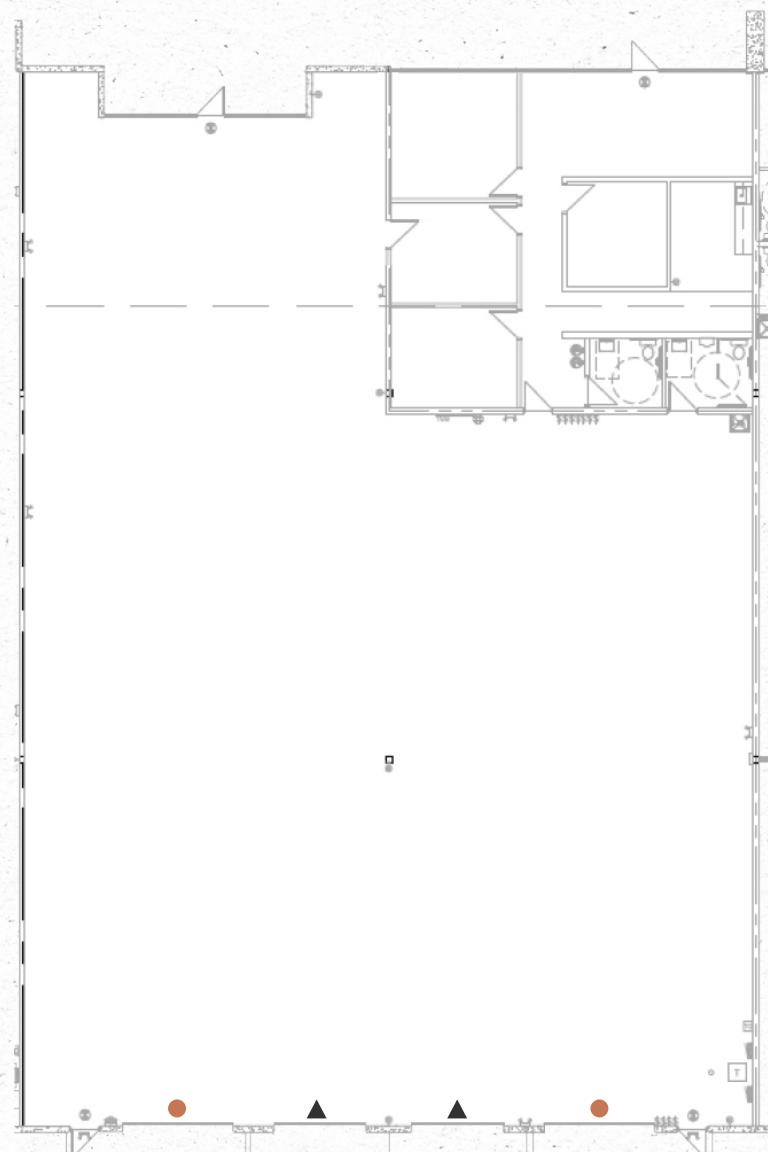
8957 W WINDSOR DR

- × ±9,358 SF Available
- × ±7,821 SF Warehouse
- × ±1,537 SF Office
- × 2 Grade Level Doors
- × 2 Dock Doors
- × 24' Clear Height
- × EVAP Cooled
- × Available Feb. 2027



SUITE
123/124

±9,358 SF



▲ DOCK DOOR

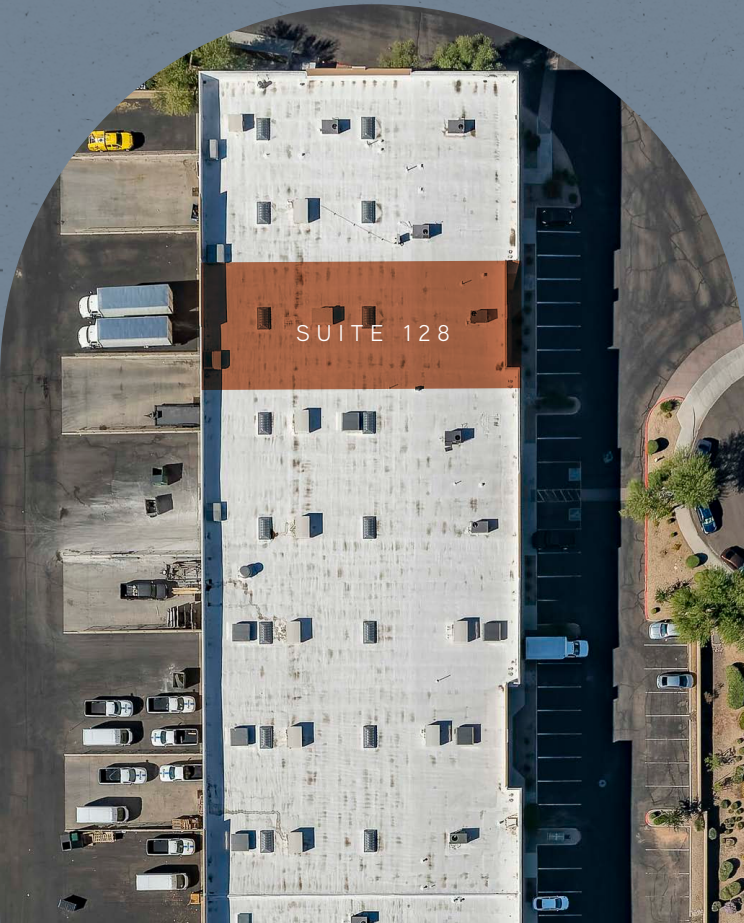
● GRADE LEVEL

NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

SUITE 128 BUILDING 2

8957 W WINDSOR DR

- × ±4,856 SF Available
- × 1 Grade Level Door
- × 1 Dock Door
- × 24' Clear Height
- × EVAP Cooled



±4,856 SF



▲ DOCK DOOR

● GRADE LEVEL



NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

SUITE 137 BUILDING 3

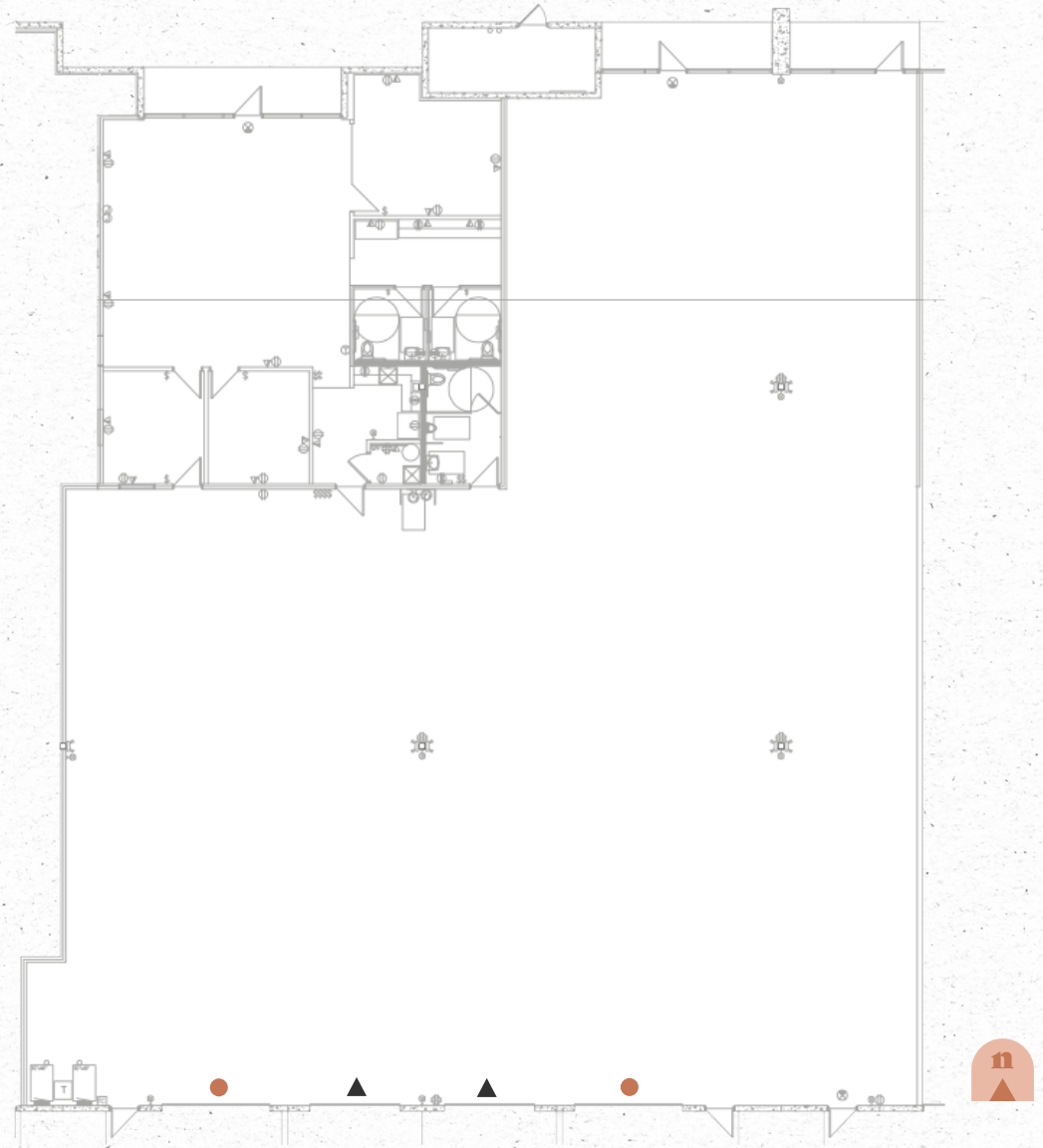
9040 W LARKSPUR DR

- × ±11,099 SF Available
- × ±9,054 SF Warehouse
- × ±2,045 SF Office
- × 2 Grade Level Doors
- × 2 Dock Doors
- × 24' Clear Height
- × EVAP Cooled
- × Available Dec. 2026

FREEWAY FRONTAGE!



±11,099 SF



▲ DOCK DOOR

● GRADE LEVEL

NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

8960 & 8957 W WINDSOR DR
9040 W LARKSPUR DR

THUNDERBIRD RD

101

SWEETWATER AVE

89TH AVE



**cabot
commerce
center**

83RD AVE

CACTUS DR

60

91ST AVE

PEORIA AVE



Peoria

201,000

Population (2020 Census)

\$111,786

Median household income
(2024 World Population Review)

41.4

Median age (2020 Census)

No. 1

City to live, work and play (Ranking AZ, 2021)

cabot commerce center

**premium
industrial
space**

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