

HAMILTON COMMERCE CENTER

SSEC VAN BUREN ST & ELISEO C FELIX JR WAY | AVONDALE, AZ



DELIVERING Q4 2020



±300,000 SF TOTAL
IN 3 BUILDINGS



DOCK & GRADE
LEVEL LOADING



1 MILE TO
I-10



±6,500 SF - ±137,000 SF
AVAILABLE



20' - 32'
CLEAR HEIGHT



DEVELOPED BY
HAMILTON PARTNERS



FOR MORE INFORMATION CONTACT:

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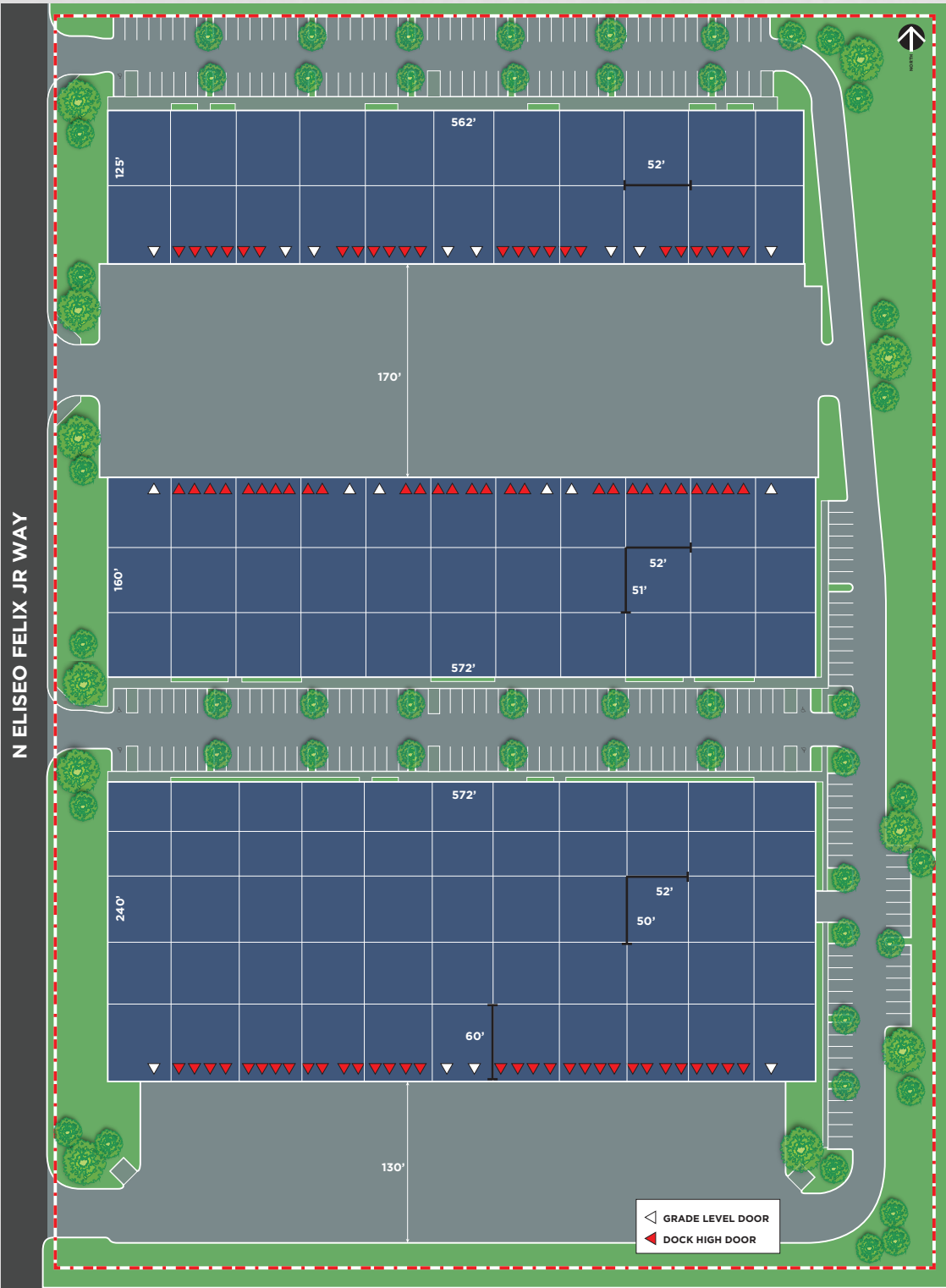
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**CUSHMAN &
WAKEFIELD**

DEVELOPED BY:

**HAMILTON
PARTNERS**



PROJECT FEATURES

Total Project SF:	±300,000 SF
Zoning:	A-1, Avondale
Telecommunications:	Cox Communications
Energy Provider:	APS
Water/Sewer:	City of Avondale

BUILDING 1

Building Size:	70,250 SF
Minimum Divisible:	±6,500 SF
Load Type:	Rear Load
Clear Height:	20'
Building Depth:	125'
Truck Court Depth:	170'
Dock High Doors:	24
Grade Level Doors:	8

BUILDING 2

Building Size:	91,520 SF
Minimum Divisible:	±16,650 SF
Load Type:	Rear Load
Clear Height:	24'
Building Depth:	160'
Truck Court Depth:	170'
Dock High Doors:	28
Grade Level Doors:	6

BUILDING 3

Building Size:	137,280 SF
Minimum Divisible:	±37,500 SF
Load Type:	Rear Load
Clear Height:	32'
Building Depth:	240'
Truck Court Depth:	130'
Dock High Doors:	30
Grade Level Doors:	4

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HAMILTON PARTNERS

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A powerhouse of experience and talent, Hamilton Partners is one of the leading commercial, retail, and industrial real estate developers in the Chicago and Salt Lake City Regions.

#1 One of the largest privately held real estate development firms in the Central US



Founded in **1987** with total portfolio of over **17 MSF**



Portfolio consists of projects located in **Chicago, Salt Lake City, Denver, Milwaukee, and Raleigh Durham**



Currently manages and leases in excess of **7 MSF** of industrial space



Developed over **20 MSF** of industrial facilities since firm inception

Sources: www.avondalez.gov & www.hamiltonpartners.com

CITY OF AVONDALE



One of the fastest growing cities in Maricopa



Population growth rate of over **114%** in the last decade



Home of the **ISM Raceway**



1/3 of the Valley's healthcare, manufacturing, finance, & insurance workforce resides in the West Valley

NEARBY AMENITIES

Amenities within a 5 minute drive:

