



BUILDING A

BUILDING B

FIRST ARROWHEAD 101

BUILDING A

14131 NORTH RIO VISTA STREET | PEORIA, AZ

**7,120 SF
AVAILABLE FOR LEASE**

Owned by



Managed by



Leased by



Jones Lang LaSalle Americas, Inc. License #: CO508577000

BUILDING A



BUILDING B



TRUCK WELL GRADE LEVEL

PROPERTY FEATURES

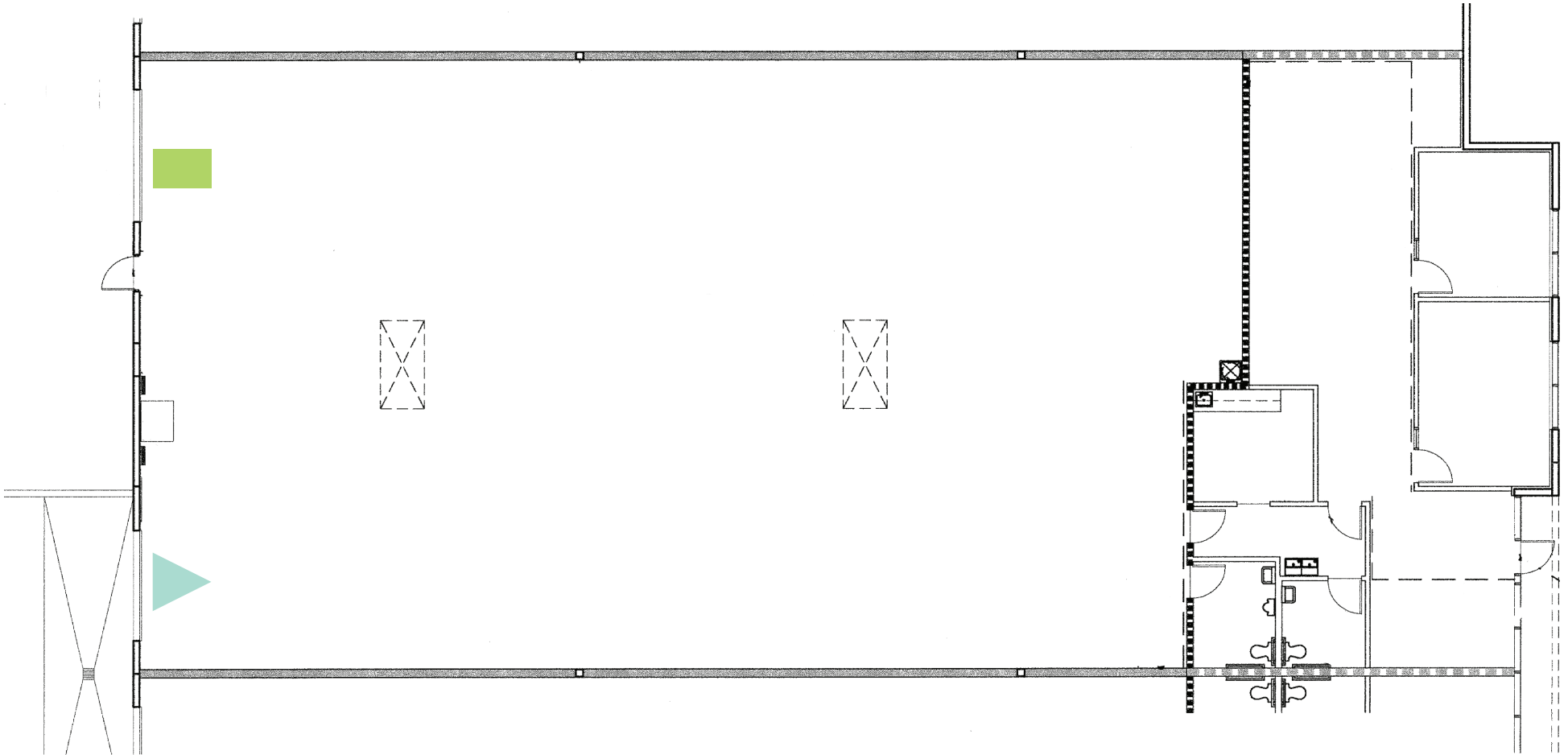
- ▶ Building A: ±105,229 SF
- ▶ Building B: ±123,048 SF
- ▶ Truck court depth: 180'
- ▶ Power: SRP
- ▶ Professional business park environment
- ▶ Immediate access to Loop 101 Freeway via full diamond interchange at Thunderbird Road
- ▶ Adjacent to Rio Vista Community Park and Recreation Area

FIRST ARROWHEAD 101



FIRST ARROWHEAD 101

SUITE 8 | ±7,120 SF



BUILDING A | SUITE 8

- ▶ Available: ±7,120 SF
- ▶ Office: ±1,624 SF
- ▶ Clear height: 24'
- ▶ HVAC in warehouse
- ▶ ESFR sprinklers
- ▶ (1) truck well
- ▶ (1) (12' x 14') grade level door

■ GRADE LEVEL ▼ TRUCK WELL



LOCATION FEATURES

First Arrowhead 101 is located in Peoria, one of Arizona's fastest growing cities. Currently, there are over 1.3 million people within a 30-minute drive.

The site is strategically located at the Loop 101 and Thunderbird Road, offering direct access to the Northwest corridor of the Greater Phoenix Metro area. This central connection features logistical advantages to industrial users with the capability to serve numerous large urban areas located within a one-day and two-day delivery zone.

For additional information:

Riley Gilbert	John Lydon
+1 602 282 6271	+1 602 282 6326
riley.gilbert@jll.com	john.lydon@jll.com

Hagen Hyatt
+1 602 282 6275
hagen.hyatt@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.

