EL MIRAGE LOGISTICS CENTER
BUILDINGS 1 & 2

BREAKING GROUND 2Q 2027

FOR LEASE |

BUILDING 1	509,021 SF
BUILDING 2	629,235 SF

Dysart Road & Peoria Avenue, El Mirage, AZ 85335



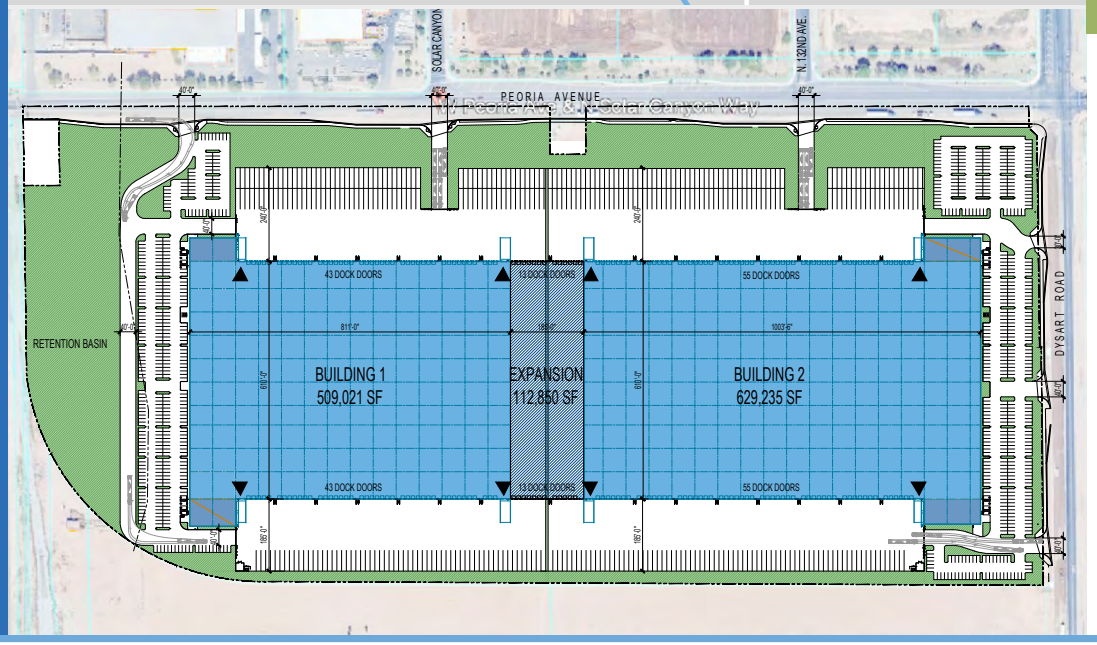
- Combinable to 1,138,256 SF
- Rail service capable / immediate acces to BNSF
- No impact fees & no construction sales tax

IDI Logistics

CBRE

SITE INFORMATION





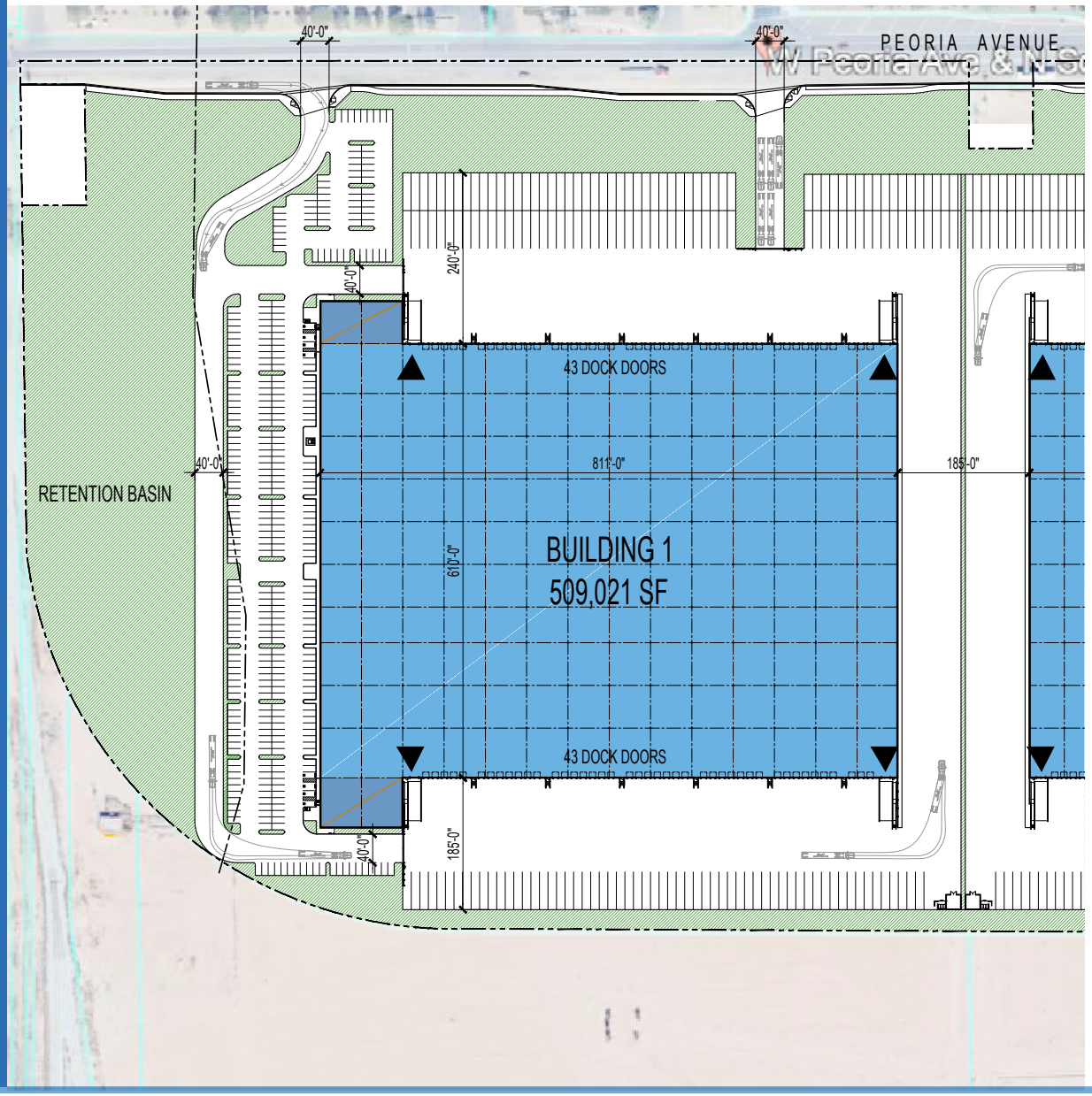
El Mirage Logistics Center is a planned two-building Class A industrial development. The park offers proximity to Phoenix Sky Harbor International Airport, Arizona State University, and abundant amenities. This prime infill and last mile location is situated within minutes of multiple major freeways providing access to the Phoenix Metro Area.

SITE FEATURES

- Strategic, central location within Metro Phoenix
- Business friendly environment
- Competitive tax environment
- Access to transportation hubs, including Union Pacific & BNSF
- Six freeway access routes nearby
- Proximity to strong labor demographics
- Site offers access to significant power supply
- Expandable to a single 1,251,106 SF building

PLANNED BUILDING 1

509,021 SQUARE FEET

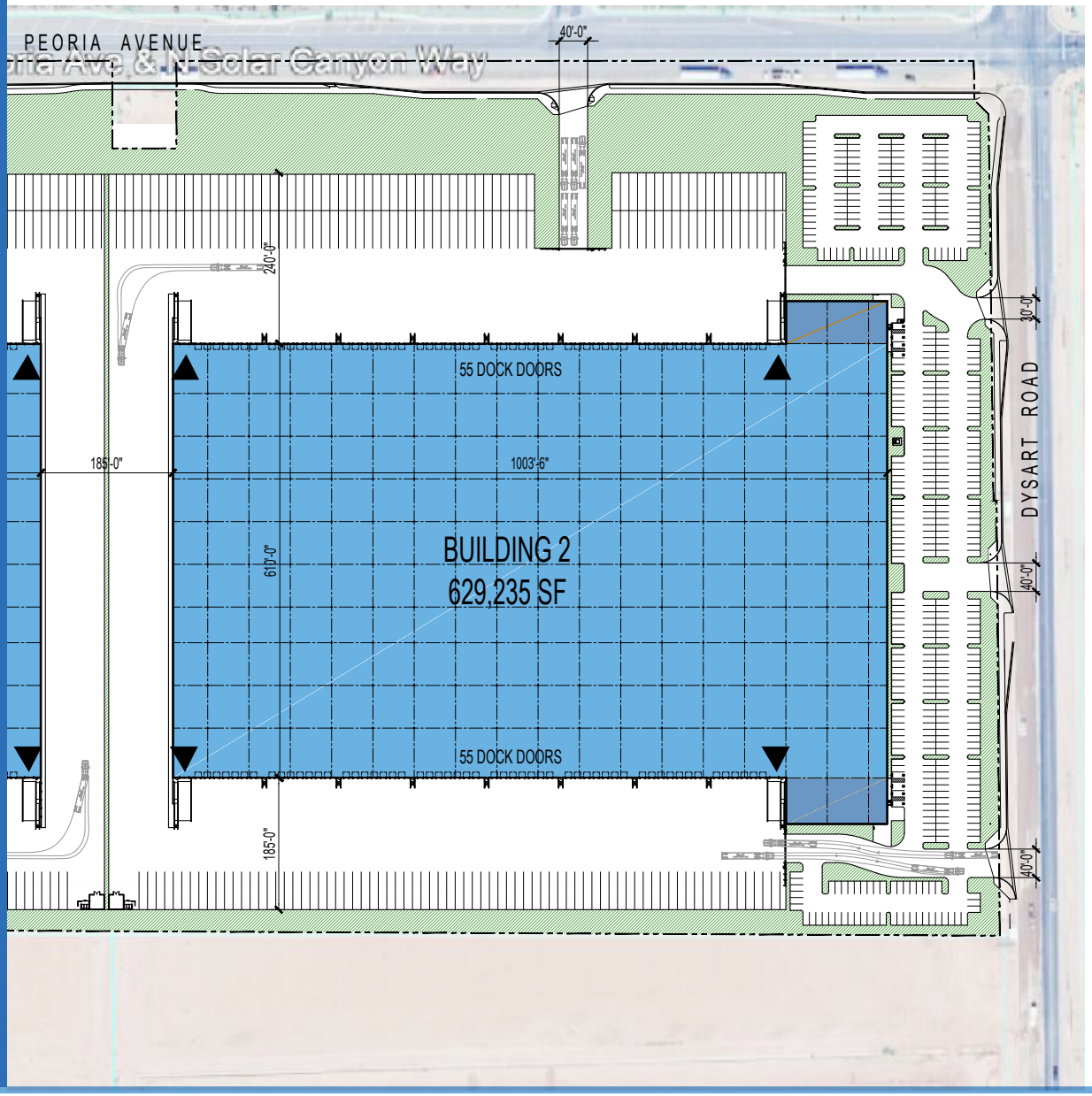




TOTAL BUILDING:	509,021 SF
CLEAR HEIGHT:	42’
OFFICE SPACE:	Build to suit
DOCKS:	86 (9’ x 10’)
DRIVE-IN DOORS:	4 (12’ x 14’)
BUILDING DIMENSIONS:	811’ x 610’
TRUCK COURT:	240’ / 185’
AUTO PARKING:	370 spaces
TRAILER PARKING:	175 stalls
FLOOR SLAB:	8”
POWER:	3,000 amps (expandable)
FIRE SPRINKLER:	ESFR
PURSUING LEED® CERTIFICATION	

PLANNED BUILDING 2

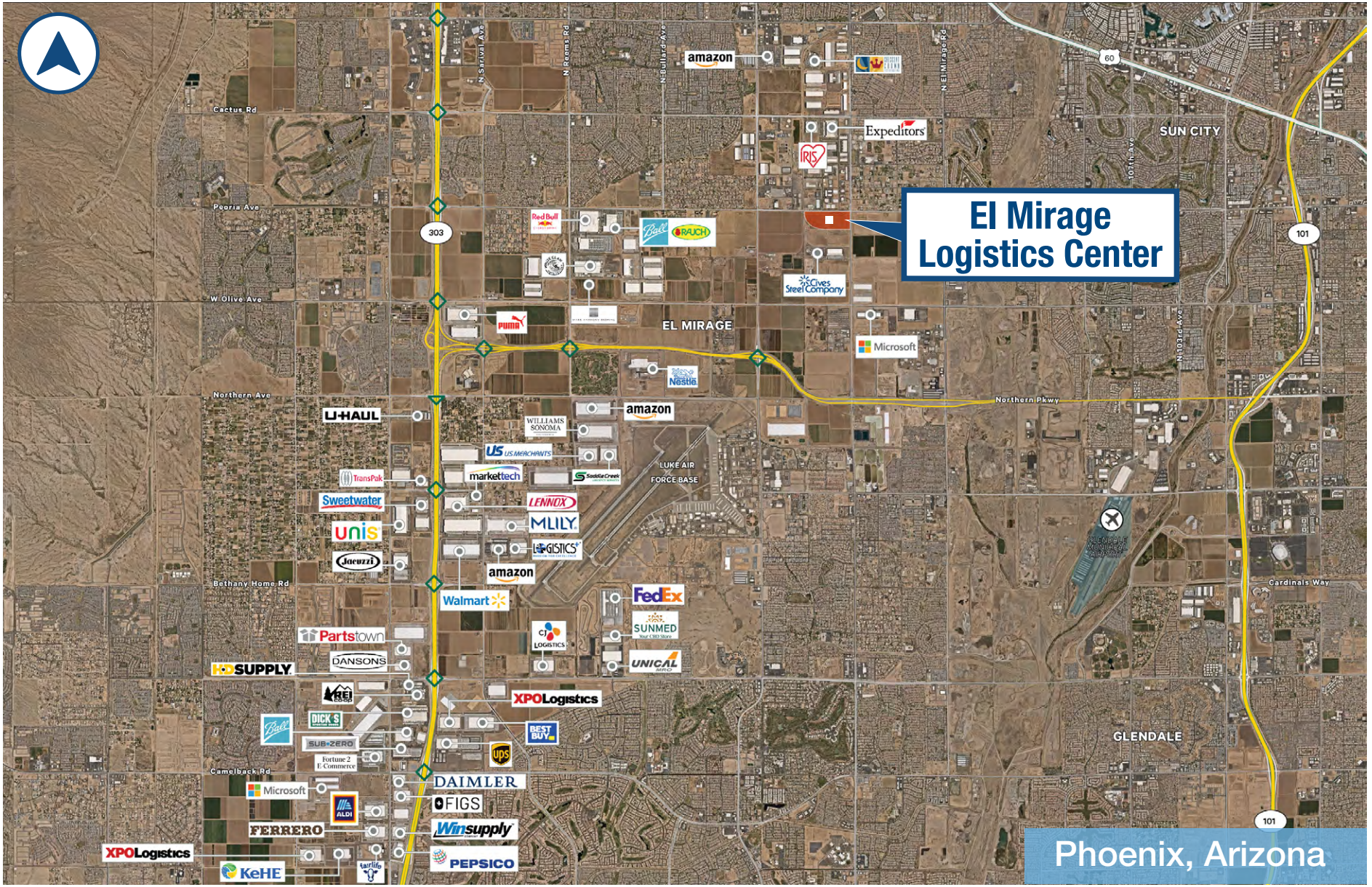
629,235 SQUARE FEET





TOTAL BUILDING:	629,235 SF
CLEAR HEIGHT:	42’
OFFICE SPACE:	Build to suit
DOCKS:	110 (9’ x 10’)
DRIVE-IN DOORS:	4 (12’ x 14’)
BUILDING DIMENSIONS:	1,003’-6” x 610’
TRUCK COURT:	240’ / 185’
AUTO PARKING:	542 spaces
TRAILER PARKING:	211 stalls
FLOOR SLAB:	8”
POWER:	3,000 amps (expandable)
FIRE SPRINKLER:	ESFR
PURSUING LEED® CERTIFICATION	

BUILDING LOCATION



BUILDING LOCATION



DRIVING DISTANCES

METRO AREAS

Downtown Phoenix	24 miles
Tucson	136 miles
Las Vegas	272 miles
Los Angeles	364 miles

MAJOR ROADS

HWY 60	3.6 miles
Loop 303	4 miles
I-10	8 miles
I-17	20 miles

RAIL

BNSF	0 miles
UP Intermodal	20 miles

AIRPORT

Phoenix Sky Harbor Int'l	28 miles

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BREAKING GROUND 2Q 2027

up to 1,138,256 SF AVAILABLE



CBRE

For more information, or to set up a tour, please contact:

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IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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Learn More Here

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