

FOR LEASE

1855 E JONES AVE | 1919 E JONES AVE | 4000 S 20TH ST | PHOENIX, AZ

MOVE-IN READY 9/1/25

JONES 18

COMMERCE PARK



3 BUILDING PROJECT

46,530 SF, 69,480 SF & 14,290 SF

- AGGRESSIVE GROSS RENTAL RATES
- 100% AIR CONDITIONED
- MOVE-IN READY SPEC OFFICES

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**CUSHMAN &
WAKEFIELD**

Developed by:



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BUILDING 1 1855 E JONES AVE

Total SF	46,330 SF
Divisible SF	26,258 SF
Office	±1,000 (expandable)
Dock High Doors	6
Ramp to Grade	1 x 12' x 14'
Sprinklers	ESFR
Clear Height	24'
Warehouse Cooling	100% HVAC
Column Spacing	47' x 52'
Building Depth	193' 8"
Truck Court Depth	138'
Auto Parking	46 spaces
Power	1,200a 2774/80V 3p
Warehouse Lights:	LED
Insulation:	R38

BUILDING 2 1919 E JONES AVE

Total SF	69,480 SF
Divisible SF	TBD
Office	±1,000 (expandable)
Dock High Doors	18
Ramp to Grade	2 x 12' x 14'
Sprinklers	ESFR
Clear Height	24'
Warehouse Cooling	100% HVAC
Column Spacing	48' x 52'
Building Depth	218' 8"
Truck Court Depth	140'
Auto Parking	42 spaces
Power	1,200a 277/480V 3p
Warehouse Lights:	LED
Insulation:	R38

BUILDING 3 4000 S 20TH ST

Total SF	14,290 SF
Divisible SF	14,290 SF
Office	±1,000 (expandable)
Dock High Doors	Scissor Lift
Ramp to Grade	5 x 12' x 14'
Sprinklers	ESFR
Clear Height	15'
Warehouse Cooling	100% HVAC
Column Spacing	39' x 48'
Building Depth	178' 8"
Truck Court Depth	NA
Auto Parking	17 spaces
Power	1,200a 277/480V 3p
Warehouse Lights:	LED
Insulation:	R38



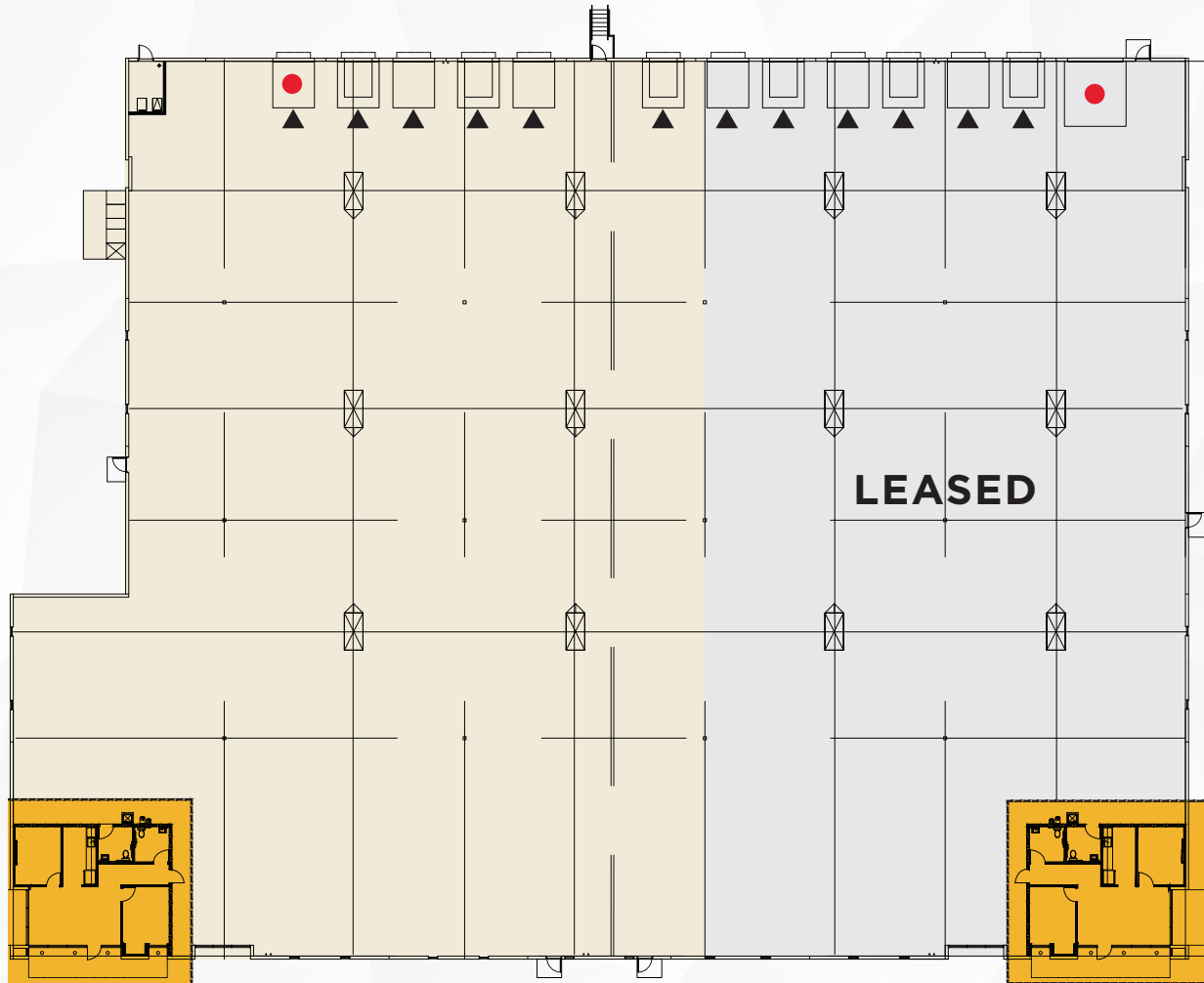
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BUILDING 1



● Ramp to Grade (12' x 14')

▲ Dock-High Door

■ Spec Office

TOTAL BUILDING SF
46,330 SF

AVAILABLE SF
26,258 SF

SPEC OFFICE SIZE
±1,000 (Expandable)

WAREHOUSE COOLING
100% HVAC

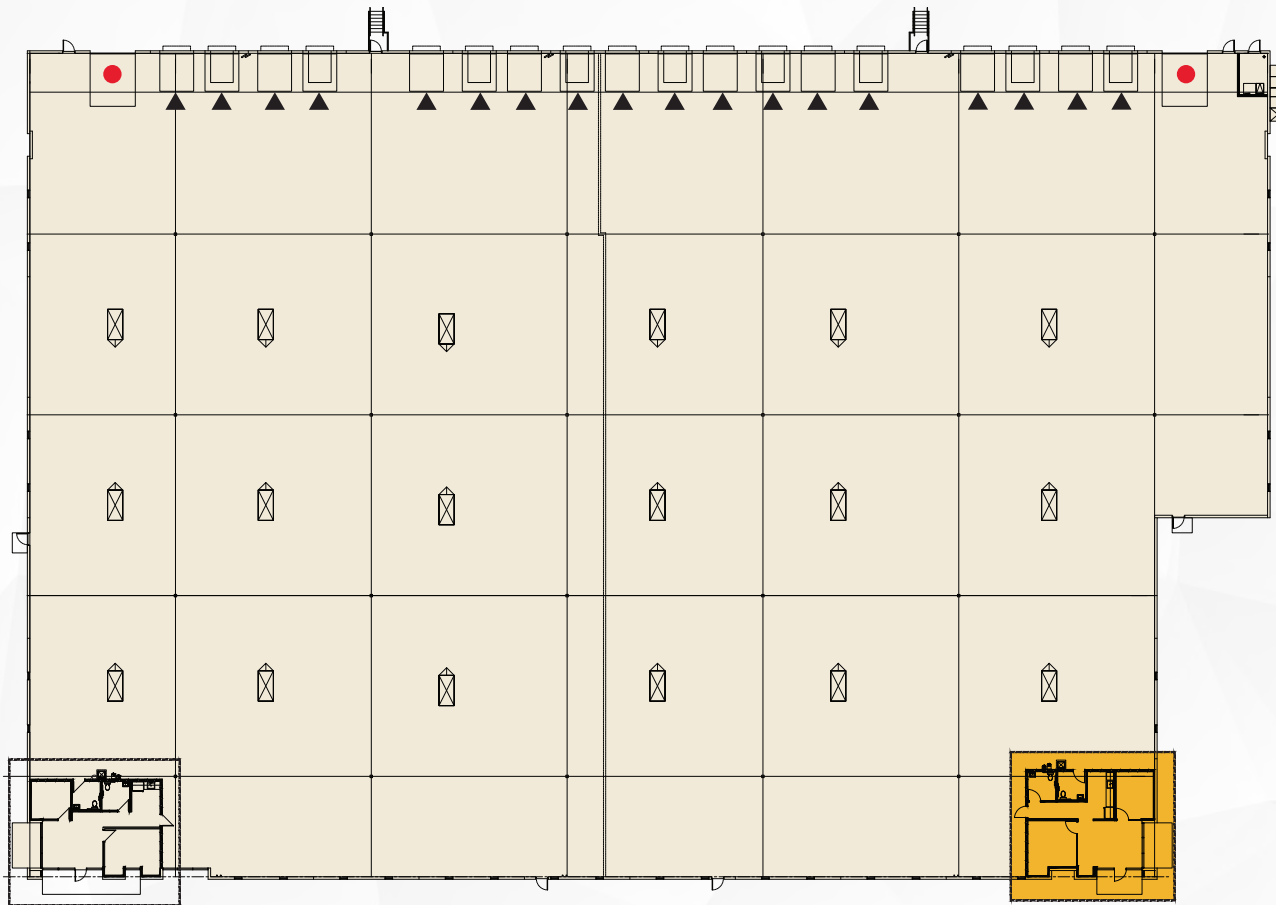
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BUILDING 2



- Ramp to Grade (12' x 14')
- ▲ Dock-High Door
- Spec Office

TOTAL SF
69,480 SF

DIVISIBLE SF
-

SPEC OFFICE SIZE
±1000 (Expandable)

WAREHOUSE COOLING
100% HVAC

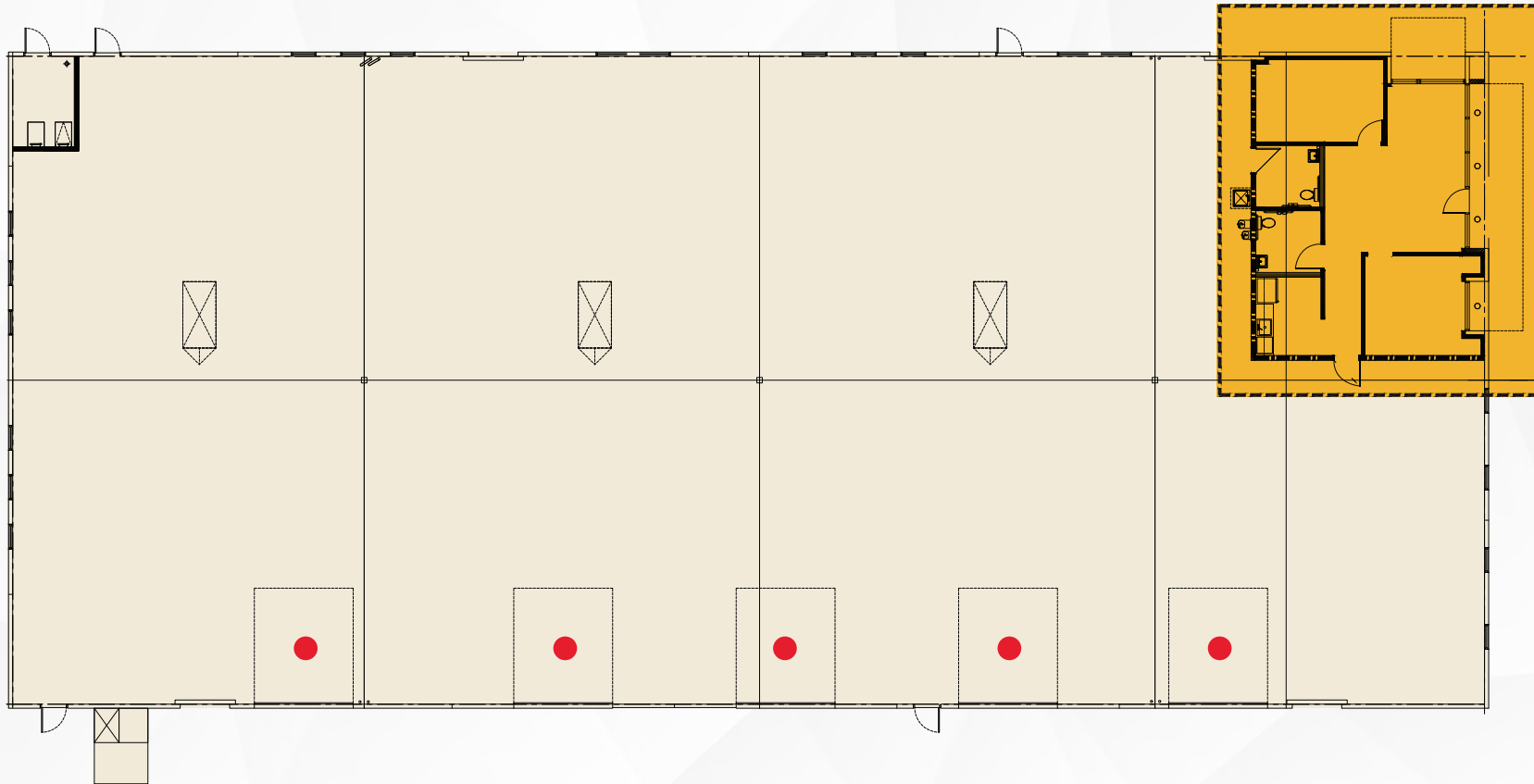
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BUILDING 3



TOTAL SF
14,290 SF

DIVISIBLE SF
14,290 SF

SPEC OFFICE SIZE
±1000 (Expandable)

WAREHOUSE COOLING
100% HVAC

● Ramp to Grade (12' x 14')

▲ Dock-High Door

■ Spec Office

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LOCATION ACCESS

FREEWAY PROXIMITIES

- 7.3 Miles to I-10 Interchange
- 16.8 Miles to Loop 101 Interchange
- 9.7 Miles to Loop 202 Freeway

LOCAL PROXIMITIES

- 26 Minutes to Goodyear Airport
- 6 Minutes to Central Phoenix Business District (Downtown)
- 9 Minutes to Sky Harbor
- 27 Minutes to Deer Valley Airport
- 32 Minutes to TSMC
- 38 Minutes to Mesa Gateway Airport



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