ROOSEVELT
LOGISTICS CENTER

1.3M Square Feet

42' Planned Clear Height

Roosevelt St & 339th Avenue,
Maricopa County, AZ

TRATT PROPERTIES LLC

JLL

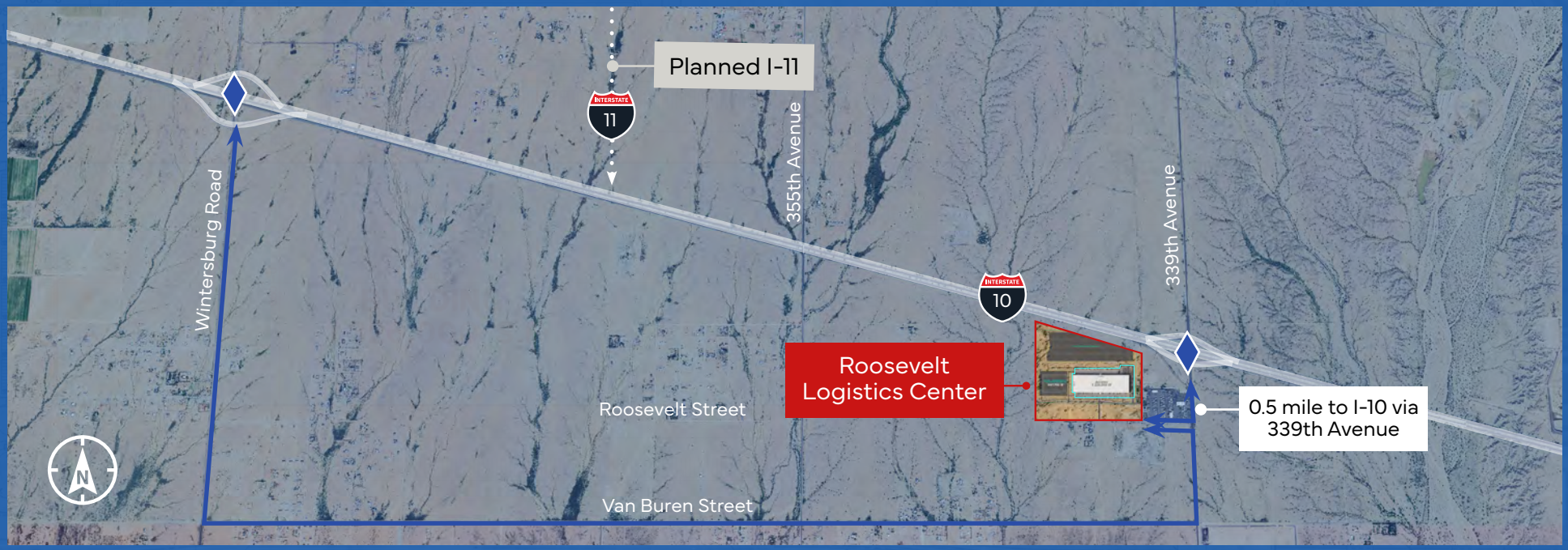
Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

PROPERTY OVERVIEW

- ±1,326,000 SF building
- Expandable to ±2,013,700 SF
- 42′ planned clear height
- 9′ x 10′ dock doors
- 12′ x 14′ insulated grade-level doors
- Typical column spacing with 60′ speed bays
- Full concrete truck courts
- Two (2) 3,000 amp, 277/480v with provision for two (2) additional SES service sections
- ESFR sprinklers
- 60 mil. TPO single ply roof over R-30 rigid insulation
- Fully secured with automatic rolling gates
- Foreign Trade Zone capable

LOCATION HIGHLIGHTS

- ±5 hour drive to the ports of Long Beach / Los Angeles
- ±45 minutes to Downtown Phoenix
- Future I-11 is planned to intersect I-10 at 363rd Avenue, connecting Mexico to Canada
- Learn more about Interstate 11 by visiting azdot.gov/tags/i-11



TERAVALIS
White Tank Mountain Regional Park
Sun Valley Parkway
Luke Air Force Base
303
VERRADO MARKETPLACE
HomeGoods
TARGET
Harkins
SAFEWAY
ROSS
Marshalls
Tartesso
Fortune 2 e-Commerce
Walmart
Lowe's
verizon
AutoZone
PETSMART
Denny's
COSTCO
HCI
To LA/Long Beach
±5 Hours to SoCal
To San Diego
10
Safelite
IN-N-OUT
KENCO
HAJOCA
AVI
Yuma Road
ExxonMobil
U-HAUL
Funko
five BELOW
Burlington
Roosevelt Logistics Center
tract
85
WAL*MART
REXCO
Southern Avenue
Lower Buckeye Road
Broadway Road
Henry Park
UNION PACIFIC
DUNKIN'
SONIC
sam's club
ROSS
Clayton
CARDINAL
WAL*MART
QUIKRETE
Blue Polymers
aps
GTI FABRICATION
DP WORLD
kps
Huhtamaki
ANDERSEN WINDOWS & DOORS

FOR MORE INFORMATION:

Anthony Lydon, CSCMP
Vice Chairman
M +1 602 469 1843
aj.lydon@jll.com

Marc Hertzberg, SIOR
Vice Chairman
M +1 602 625 2804
marc.hertzberg@jll.com

Kelly Royle
Vice President
M +1 602 814 1583
kelly.royle@jll.com

Nicole Marshall
Associate
M +1 951 723 0943
nicole.marshall@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make 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. JLL does not accept 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 with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

JLL

TRATT PROPERTIES LLC

RLC ROOSEVELT LOGISTICS CENTER