

# California Investor Pays \$94 Million for Redeveloped Central Phoenix Industrial Park

Westcore Buys ViaWest's Four-Building Central Logistics Campus



ViaWest Group sold the Central Logistics Center in central Phoenix for nearly \$94 million. (CoStar)

By [Randyl Drummer](#)

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A San Diego-based industrial real estate developer paid \$93.5 million to buy an extensively redeveloped central Phoenix industrial campus that includes two 1940s-era buildings which once housed a Coca-Cola bottling and cold storage plant.

Westcore paid almost \$230 per square foot — well above the \$154-per-square-foot average for industrial buildings in the area, according to CoStar data — to buy the four-building Central Logistics Center from its developer, ViaWest Group, Westcore said in a statement.

The higher-than-average price reflects robust demand for central Phoenix industrial space. Steady activity from smaller tenants and low levels of construction in recent years compressed the industrial vacancy rate to about 3% in the third quarter from 5% for the same period last year, according to a CoStar Market Analytics [report](#).

The site purchased by Westcore includes a former Coca-Cola bottling and cold-storage warehouse that operated for decades before shutting down years ago, ViaWest, said in a separate statement. Coca Cola occupied two warehouses that were built around 1940 at [111 and 291 E. Buckeye Road](#).

ViaWest's extensive renovation and new development at the site, which includes a rare central Phoenix concrete storage yard — piqued Westcore's interest in the property, Westcore Managing Director Hack Adams said in the San Diego company's statement.

ViaWest bought the 25-acre site in 2019, lured by the property's 9 acres of undeveloped land and the redevelopment potential of the 80-year-old refrigerated warehouse and bottling facility, the developer said in its statement.

Phoenix-based ViaWest renovated the cold-storage at into 66,200 square feet of freezer space and 10,000 square feet of refrigerated distribution and operations space. Third-party logistics provider Bay Logistics leased the building and began operations in November 2021, according to ViaWest.

The developer last year built two warehouses on the undeveloped acreage, including a roughly 72,000-square-foot warehouse at [1224 S. Third St.](#) that was leased by autonomous rideshare company Waymo. The new tenant expects to start operations before the end of this year, ViaWest said.

ViaWest also built a 95,000-square-foot warehouse at [1324 S. Third St.](#) it leased to plumbing supply company Ferguson, it said in the statement.

“The redevelopment and renovation of Central Logistics Center was complicated but proved to be an extremely rewarding project and ultimately a great win for downtown,

which is underserved with last-mile facilities," ViaWest Development Director Alex Boles said in the statement.

The increased reliance on e-commerce and third-party logistics during the pandemic has increased the need for logistics space, which accounts for about 75% of central Phoenix's industrial inventory, according to [CoStar Market Analytics](#).

Westcore has kept ViaWest on as construction manager to finish redevelopment of the largest building at the site into a roughly 165,500-square-foot industrial facility with trailer parking space on the north side. The building does not yet have a signed tenant.

## For the Record

Cushman & Wakefield's Will Strong and Greer Oliver, with Cooper Fratt, John Werstler, and Tanner Ferrandi of CBRE, represented ViaWest Group in the sale. The CBRE team will handle leasing for the new owner.