

PHOENIX STAR COMMERCE PARK



AVAILABLE SUITES

2120 S. 7th Ave. Suite 120: $\pm 9,488$ SF

2130 S. 7th Ave. Suite 120: $\pm 5,832$ SF

2140 S. 7th Ave. Suite 140: $\pm 13,146$ SF

224,308 SQUARE FEET / 4 BUILDING PROJECT / **2110-2140 SOUTH 7TH AVENUE, PHOENIX, AZ**



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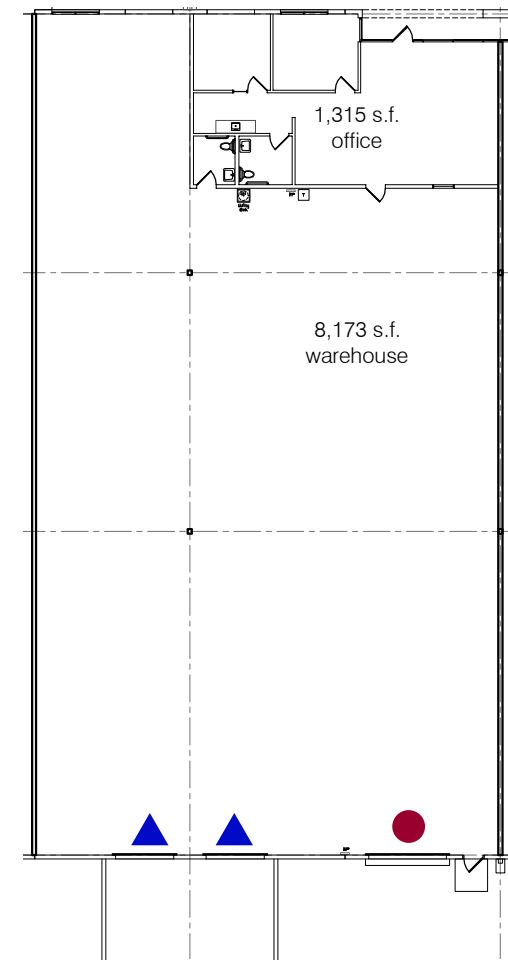
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PHOENIX STAR COMMERCE PARK



2120 S. 7TH AVENUE SUITE 120

- ▶ ±9,488 SF Suite
- ▶ ±1,315 SF of Office
- ▶ EVAP Warehouse
- ▶ 24' Clear Height
- ▶ (2) Docks, (1) Grade Level Door (12'x14')



● Grade Level

▲ Truckwell

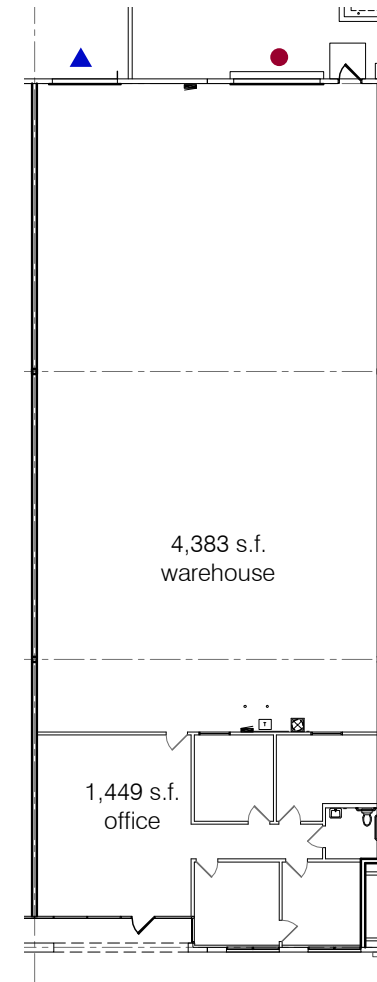


PHOENIX STAR COMMERCE PARK



2130 S. 7TH AVENUE SUITE 120

- ▶ ±5,832 SF Suite
- ▶ ±1,449 SF Office
(3 Offices and Open Office Space)
- ▶ EVAP Warehouse
- ▶ (1) Dock, (1) Grade Level Doors (12'x14')



● Grade Level

▲ Truckwell

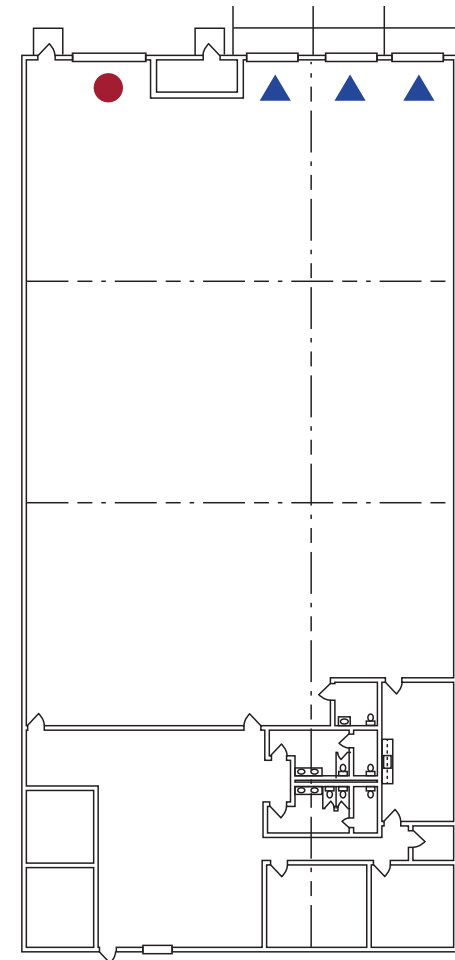


PHOENIX STAR COMMERCE PARK



2140 S. 7TH AVENUE SUITE 140

- ▶ ±13,146 SF Suite
- ▶ 4 Private Offices, Open Bullpen, Breakroom, Restrooms
- ▶ Available 10/1/2026
- ▶ EVAP Warehouse
- ▶ 24' Clear Height
- ▶ (3) Docks, (1) Grade Level Door (12'x14')



● Grade Level

▲ Truckwell



PHOENIX STAR COMMERCE PARK

FEATURES



Grade Level



Truckwell

2110 S. 7th Avenue

- 59,228 square feet
- 24' clear height
- 141'-3" bay depth
- 71 parking spaces
- Divisible to 14,620 sq. ft.
- Nine (9) grade level doors
- Twelve (12) truckwell doors

2120 S. 7th Avenue

- 50,666 square feet
- 24' clear height
- 131'-3" bay depth
- 111 parking spaces
- Divisible to 6,230 sq. ft.
- Ten (10) grade level doors
- Eight (8) truckwell doors

2130 S. 7th Avenue

- 46,814 square feet
- 24' clear height
- 121'-3" bay depth
- 101 parking spaces
- Divisible to 5,750 sq. ft.
- Ten (10) grade level doors
- Six (6) truckwell doors

2140 S. 7th Avenue

- 67,600 square feet
- 24' clear height
- 161'-3" bay depth
- 146 parking spaces
- Divisible to 16,700 sq. ft.
- Nine (9) grade level doors
- Fifteen (15) truckwell doors



PHOENIX STAR COMMERCE PARK



- Adjacent to Full Diamond Interchange at Interstate-17 and 7th Avenue
- Three Miles to Phoenix Sky Harbor International Airport
- Exposure from an Elevated Freeway with 1,129 Feet of Freeway Frontage
- Grade Level Loading and Truckwells Provided
- A-2 (Heavy Industrial) Zoning, City of Phoenix
- 2000 Amp, 277/480 Volt, 3-Phase Per Building (APS Power)

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OWNED BY:

WESTCORE