

FOR LEASE · INDUSTRIAL / WAREHOUSE DISTRIBUTION

601 S 54th Avenue

Phoenix, Arizona

Suite 103 · 37,632 RSF

AVAILABLE IMMEDIATELY

37,632 RSF
AVAILABLE SPACE

136,704 RSF
TOTAL BUILDING

6.28 AC
LOT SIZE

~2,000 SF
OFFICE SUITE



RAIL ACCESS

Union Pacific Served



CLIMATE

EVAP Cooled



LIGHTING

New LED



CONDITION

Move-In Ready

SPECIFICATIONS

CLEAR HEIGHT	30'
COLUMN SPACING	48' × 48'
DOCK DOORS	8 Dock-High
RAIL ACCESS	Union Pacific On-site rail loading doors
SPRINKLER	Wet Pipe 45 GPM / 3,000 SF
CLIMATE	EVAP Cooled
LIGHTING	New LED
PARKING	1.0 / 1,000 SF

RAIL CAPABLE

Direct Union Pacific access with on-site rail loading doors — a rare advantage in the Southwest Phoenix submarket.

RECENT IMPROVEMENTS

- New warehouse paint throughout
- Updated office finishes
- New LED lighting installed
- Move-in ready condition

CONTACT

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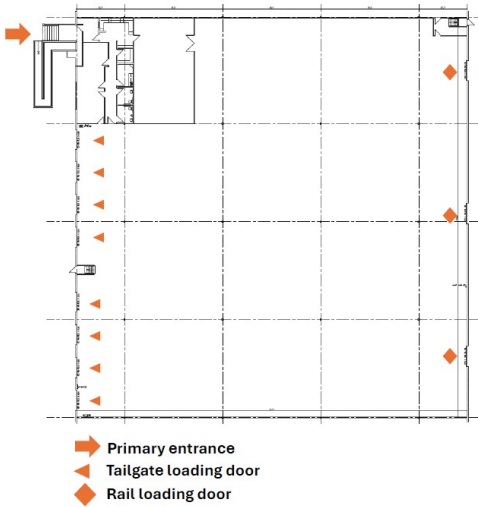
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PHOENIX, ARIZONA · 37,632 RSF · FOR LEASE



AERIAL VIEW



FLOOR PLAN · SUITE 103



➡ PRIMARY ENTRANCE ➡ TAILGATE LOADING ◆ RAIL LOADING

LOCATION



0.9 MI · LOOP 202

2 MI · I-10

■ UNION PACIFIC RAIL