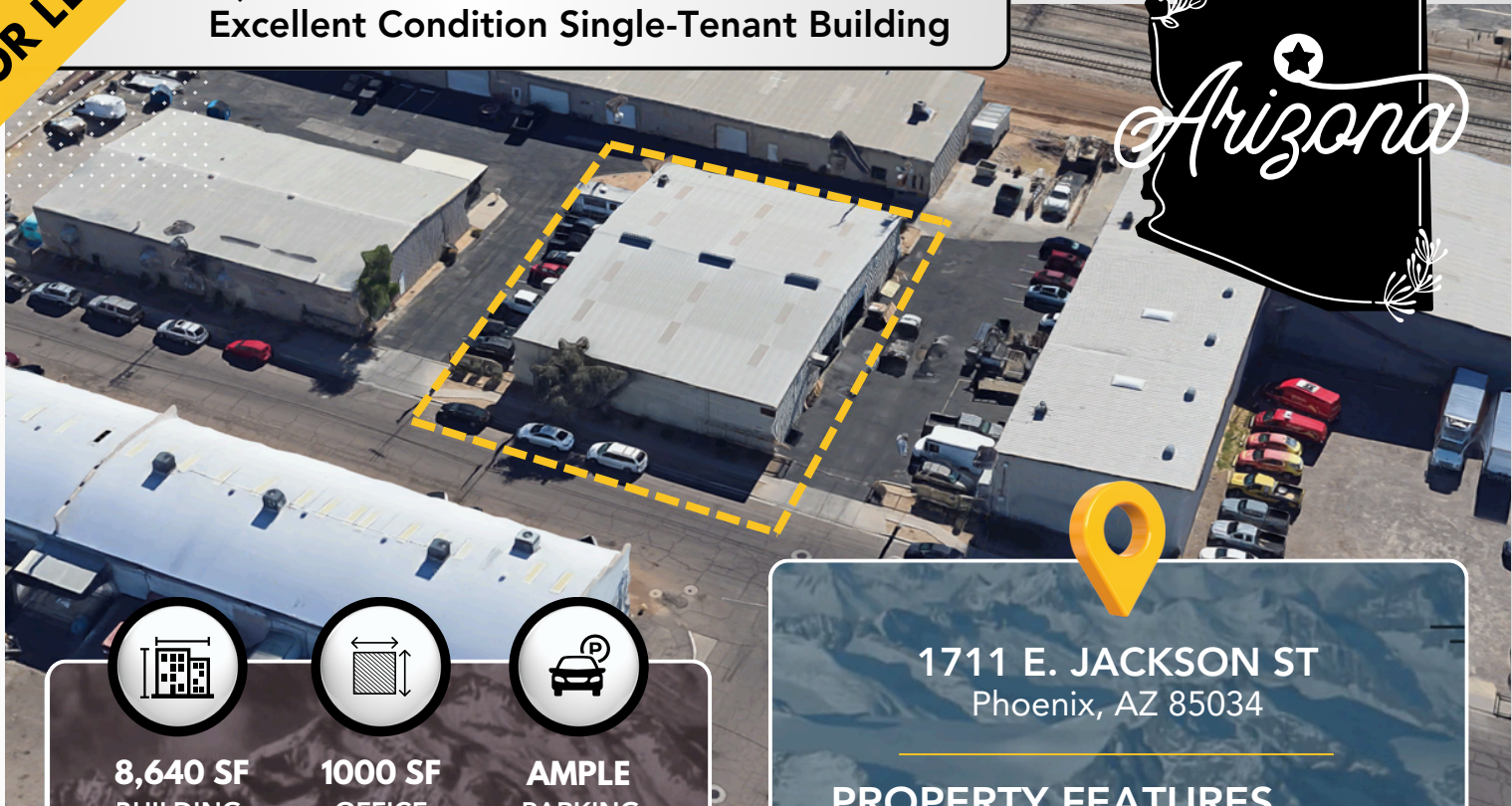










**FOR LEASE**

**8,640 SF FREE-STANDING INDUSTRIAL**  
Excellent Condition Single-Tenant Building



**1711 E. JACKSON ST**  
Phoenix, AZ 85034

### PROPERTY FEATURES

-  Industrial Building with Office
-  Insulated Metal Construction
-  ±18' Clear Heights
-  2 Drive-Ins
-  3 External Docks
-  Sprinklered
-  Warehouse Cooling Evaporator
-  400 Amps Power
-  A-2 Heavy Industrial



**8,640 SF**  
BUILDING



**1000 SF**  
OFFICE



**AMPLE**  
PARKING



**2026**

### RENOVATED/WHITE-BOXED

*Secured exterior yard, canopied parking,  
Grade-level loading & common truck well*

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# BUILDING #3



## CAPITAL IMPROVEMENTS & VALUE ENHANCEMENT

**EXTERIOR PAINT AND MODERN BUILDING GRAPHICS**

**SECURITY FENCING AND SITE ACCESS IMPROVEMENTS**

**ENERGY-EFFICIENT LED LIGHTING IMPROVEMENTS**

**CONCRETE AND SITE UPGRADES INCLUDING PAINTED CANOPY STRUCTURES**

**MECHANICAL AND PLUMBING UPGRADES**

*These improvements position the property for continued tenant demand and long-term operational efficiency.*

# LOCATION

The property is located within the **Sky Harbor Airport industrial corridor**, one of the most strategically positioned industrial districts in the Phoenix metropolitan area.

The site benefits from immediate access to **Interstate 10 and Highway 143**, providing efficient connectivity across the Phoenix metro area and the broader Southwest logistics network.

Phoenix Sky Harbor International Airport—located less than three miles from the property—serves as one of the busiest airports in the United States and acts as a major logistics and air-cargo hub.

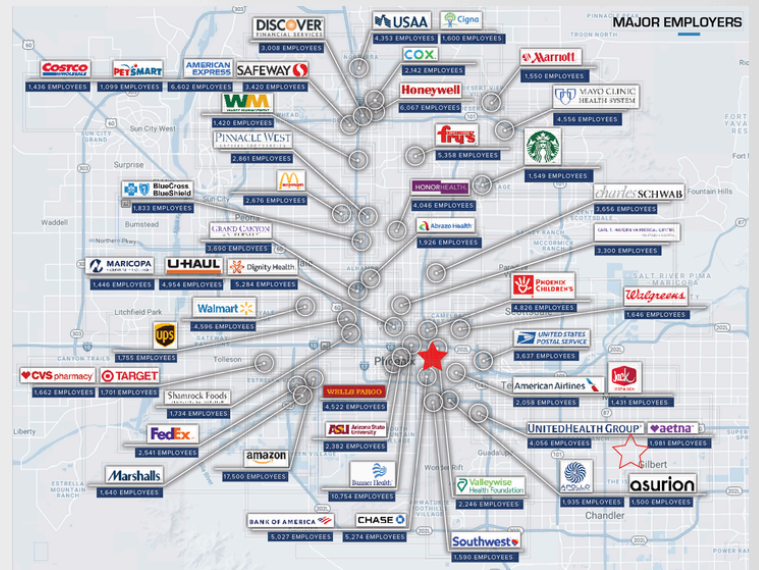
The surrounding submarket supports a diverse mix of industrial users including logistics providers, aerospace suppliers, manufacturers, and distribution operators.



The Phoenix Sky Harbor International Airport (PHX) corridor stands as a pivotal industrial market, offering unparalleled strategic advantages for businesses focused on logistics, distribution, and manufacturing. Its central location in the Southwest provides critical access to major transportation networks and a robust ecosystem for industrial operations.



## MAJOR AREA LANDMARKS



## MAJOR AREA EMPLOYERS

# LET'S DO A DEAL

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