

WAREHOUSE SPACE FOR LEASE

806 S 56th Ave, Phoenix, AZ 85043
Estrella Industrial Corridor | Lease Direct

SIZE ~23,000 SF	CLEAR HEIGHT ~28 Feet	DOCK DOORS 8 Loading Docks	ASKING RENT \$26,500/mo
---------------------------	---------------------------------	--------------------------------------	-----------------------------------

Property Overview

Approximately 23,000 square feet of well-maintained warehouse/distribution space available for lease on the north side of an established industrial complex in the heart of the Estrella Industrial Corridor. This space features exceptional 28-foot clear heights, 8 loading docks, office availability if needed, evaporative cooling, and ample parking. Ideally suited for distribution, fulfillment, light manufacturing, or logistics operations. Lease direct — **no broker fees**.

Space Details

Feature	Details
Address	806 S 56th Ave, Phoenix, AZ 85043
Available Space	~23,000 square feet (north side)
Clear Height	Approximately 28 feet
Loading	8 dock-high loading doors
Office Space	Available if needed
Warehouse Cooling	Evaporative cooled warehouse
Parking	20 front parking spots + 15 rear parking spots (35 total)
Asking Rent	\$26,500 per month (\$13.83/SF/year) Gross
Lease Type	Lease Direct — No Broker Fees
Available	Immediately

Location Highlights

- Located in the established Estrella Industrial Corridor (85043), one of Phoenix’s primary industrial hubs
- Quick access to I-10 and Loop 202 for efficient distribution throughout the Valley and beyond

- 20 minutes from Sky Harbor International Airport and major freight corridors
- Surrounded by complementary industrial, logistics, and distribution businesses
- Strong labor pool with access to Phoenix metro's nearly 5 million residents

Ideal Uses

Use Type	Use Type
✓ E-Commerce Fulfillment	✓ Third-Party Logistics (3PL)
✓ Distribution / Wholesale	✓ Light Manufacturing
✓ Food & Beverage Storage	✓ Building Materials
✓ Auto Parts Distribution	✓ Cross-Docking Operations

Why This Space Stands Out

1. **28-foot clear height** — well above the Phoenix average of 20–24 feet. Maximize vertical storage and accommodate taller racking systems.
2. **8 loading docks** — handle high-volume inbound and outbound freight without bottlenecks.
3. **35 total parking spaces** — ample room for employees, visitors, and staging.
4. **Office space available if needed** — flexible configuration to suit your operations.
5. **Lease direct** — no broker fees, faster decisions, and flexible terms.
6. **Competitive rate at ~\$1.15/SF/month gross** — right at the Phoenix market average, but with 28' clear height and 8 docks that most buildings in this corridor don't offer.

INTERESTED? LEASE DIRECT — CALL TODAY

Phone: (480) 747-1250

Available for tours by appointment

This information is believed to be accurate but is not guaranteed. Prospective tenants should verify all details independently.