



<b>127,042 SF</b> TOTAL BUILDING SIZE	<b>6.18 AC</b> LOT SIZE	<b>30'</b> CLEAR HEIGHT	<b>180'</b> BUILDING DEPTH	<b>2 AC</b> OUTDOOR STORAGE	<b>45</b> DOCK DOORS
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## PROPERTY HIGHLIGHTS



### PRIME INFILL LOCATION

- › Phoenix SW Valley — highly coveted submarket
- › 12 min to Downtown Phoenix
- › 15 min to Sky Harbor Airport
- › 1.7 mi to I-10 · 2.3 mi to Loop 202 · 2 mi to I-17



### 2-ACRE GATED OUTDOOR YARD

- › **Rare amenity** in the SW Valley submarket
- › 100' deep · dedicated truck entrances
- › Fully fenced, paved & lit
- › Ideal for trailer staging & fleet parking



### MAXIMUM LEASING FLEXIBILITY

- › Full building cross-dock — 127,042 SF
- › 2-tenant split — 90K SF & 37K SF
- › Up to 5 suites from 21K–32K SF



### RECENT CAPITAL IMPROVEMENTS

- › **New** warehouse HVAC installed
- › Insulated roof deck & walls
- › LED lighting w/ motion sensors
- › Fresh whitebox · renovated offices

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## BUILDING SPECIFICATIONS

Address	1439 S 40th Avenue, Phoenix, AZ 85009
Total Size	127,042 SF
Lot Size	6.18 Acres
Building Depth	180'
Clear Height	30'
Dock High Doors	<b>38 North Side · 7 South Side = 45 Total</b>
Drive-In Doors	2
Power	<b>2,000 Amp / 480V / 3-Phase</b>
Fire Protection	Wet Pipe Sprinkler — ESFR Ready
Office Space	10,312 SF (East) + 4,204 SF (West)
Outdoor Storage	<b>~2 Acres</b> — Gated, Fenced, Paved & Lit
Parking	Up to 114 Auto Stalls
Zoning	A-1 — City of Phoenix
Availability	Immediate

## RECENT CAPITAL IMPROVEMENTS

HVAC	New warehouse HVAC system installed
Insulation	Roof deck & wall insulation
Lighting	LED warehouse lighting with motion sensors
Interior	Fresh whitebox warehouse finish
Office	New paint & carpet throughout office suites

## AERIAL VIEW



## LEASING OPTIONS

## AVAILABLE CONFIGURATIONS

Building Depth	<b>180'</b>
<b>Single Tenant (Full)</b>	<b>127,042 SF</b>
<b>Suite 1 (West)</b>	<b>~90,000 SF</b>
<b>Suite 2 (East)</b>	<b>~37,000 SF</b>
<b>Multi-Tenant (A-E)</b>	<b>21K-32K SF</b>

## PROXIMITY

Downtown Phoenix	~12 min
Sky Harbor Airport	~15 min
I-10	1.7 miles
Loop 202	2.3 miles
I-17	2.0 miles

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FLOOR PLANS

**SINGLE TENANT CONFIGURATION** 127,042 SF — Full Building Cross-Dock



**MULTI-TENANT CONFIGURATION** 5 Suites · 21,618–32,022 SF Each



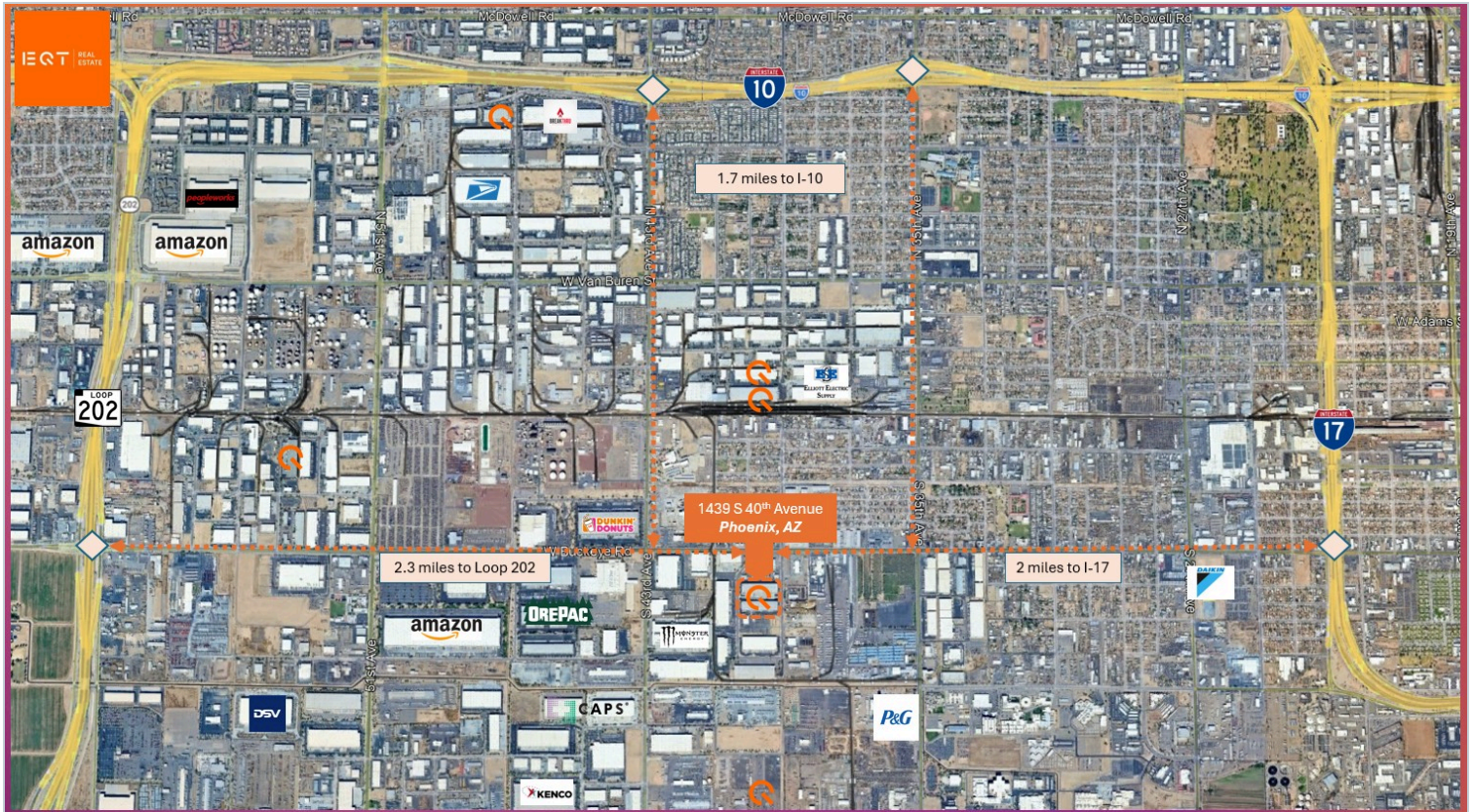
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SOUTHWEST VALLEY — PHOENIX, AZ

### STRATEGIC PHOENIX INFILL LOCATION

1439 S 40th Avenue occupies one of the most central and supply-constrained positions in the Phoenix industrial market — situated equidistant from all four corners of the metro. The site benefits from the region's deepest labor shed, drawing from established workforce communities to the north, south, east, and west. Its positioning directly supports **last-mile delivery** and **local service operations** with unmatched reach across Greater Phoenix, while providing rapid access to I-10, Loop 202, and I-17 for regional and interstate distribution.



<b>12 min</b> DOWNTOWN PHOENIX	<b>15 min</b> SKY HARBOR AIRPORT	<b>1.7 mi</b> TO I-10	<b>2.3 mi</b> TO LOOP 202	<b>2.0 mi</b> TO I-17
<b>Amazon</b> MULTIPLE FACILITIES NEARBY	<b>P&amp;G</b> PROCTER & GAMBLE	<b>Daikin</b> HVAC DISTRIBUTION	<b>DSV</b> GLOBAL LOGISTICS	<b>USPS</b> DISTRIBUTION FACILITY

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