



4601 E Hilton Ave

PHOENIX, ARIZONA

59,888 SF

TOTAL BUILDING SIZE

Full Bldg

AVAILABLE

427 / 119

TOTAL / COVERED STALLS

21 ft

CLEAR HEIGHT

1,600 A

480V / 3-PHASE POWER

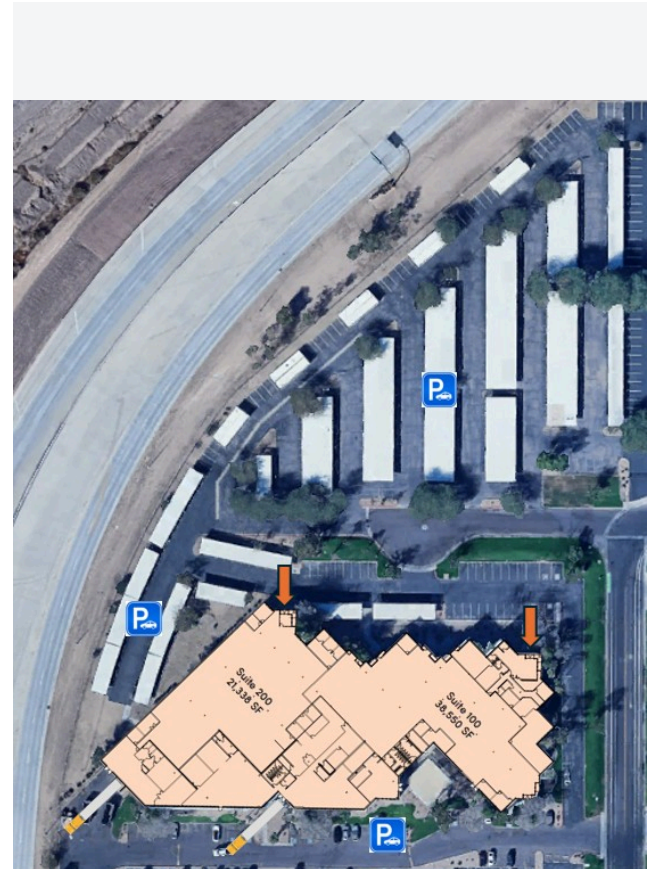
PROPERTY HIGHLIGHTS

- Adjacent to Phoenix Sky Harbor International Airport — ideal for air-dependent operations
- Exceptional parking: 427 stalls (7.1/1,000 SF) with 119 covered
- Fully air-conditioned flex building suited for office, R&D, light industrial, or hybrid use
- 21-foot clear height and 1,600A / 480V / 3-phase power for demanding operational needs
- Five-building institutional campus owned and managed by EQT Real Estate
- Direct access to SR-143 and Loop 202; minutes to I-10, Downtown Phoenix, and Tempe

BUILDING SPECIFICATIONS

BUILDING SIZE	59,888 SF
AVAILABILITY	Full Building — Immediate
CLEAR HEIGHT	21 Feet
HVAC	Fully Air Conditioned
POWER	1,600 Amp / 480V / 3-Phase
PARKING	427 Stalls (119 Covered) — 7.1/1,000 SF
ZONING	A-2 — City of Phoenix
CAMPUS	Phoenix Airport Center — 5 Buildings

SITE PLAN



PHOENIX SKY HARBOR INTERNATIONAL AIRPORT — ADJACENT



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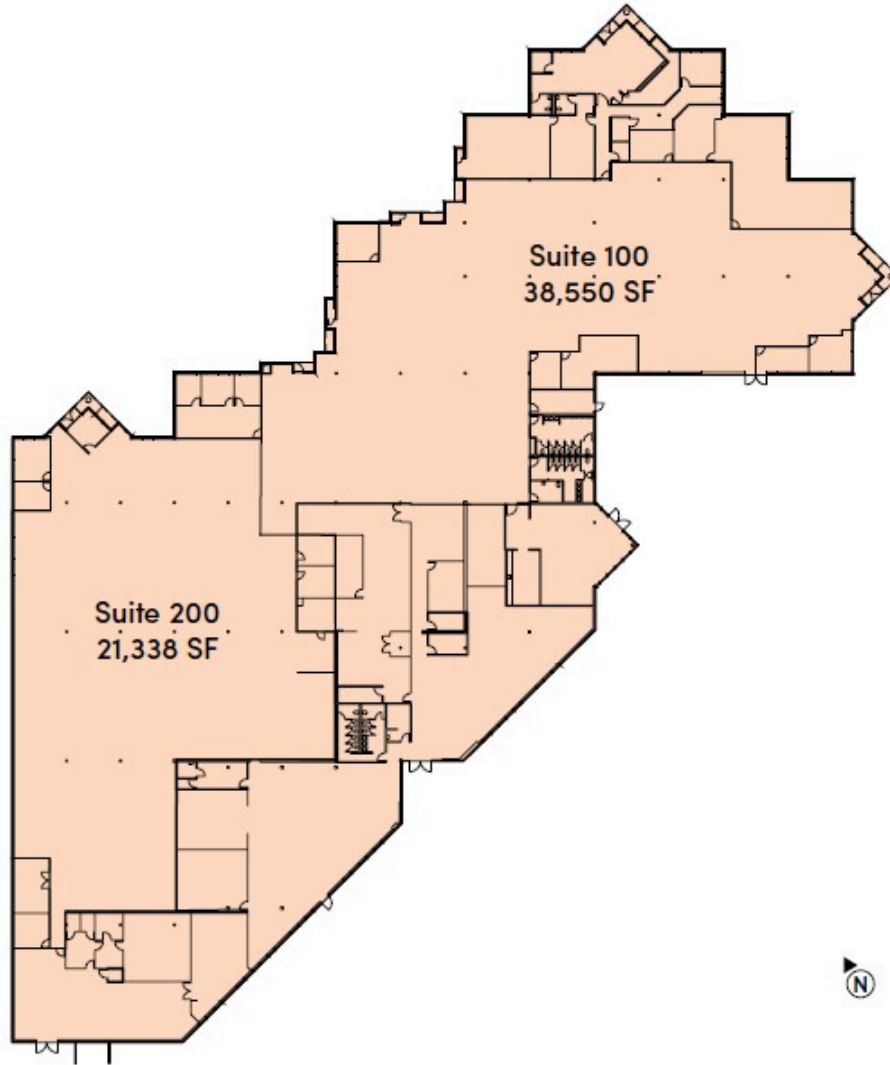
4601 E Hilton Ave

59,888 SF · TWO DIVISIBLE SUITES · IMMEDIATE OCCUPANCY · PHOENIX AIRPORT CENTER

SUITE 100 — 38,550 SF

SUITE 200 — 21,338 SF

FLOOR PLAN



LOCATION MAP

