

230 S 49th Ave | Phoenix, AZ

±37,022 SF with Large Yard

Available For Lease

Property Highlights

- ±35,803 SF Warehouse
- ±1,219 SF Office structure
- ±4 Acres
- 3,000 amps, 277/480v, 3 phase power
- 10 Big Ass Fans
- New high bay LED lighting
- Six (6) Grade Level Doors
One (1) 20'x14', Three (3) 18'x18'
One (1) 16'x14', One (1) 8'x10'
- Fresh Exterior Paint
- Freshly Poured Heavy Duty Asphalt
- A-2 Zoning
- Fully Fenced and Secured Yard
- Clear Height: 22'-30'
- Sprinklers



Located in an opportunity zone!

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NEWMARK

230 S 49th Ave

±37,022 SF with Large Yard

View from
Southeast



View from
Northeast



NEWMARK



230 S 49th Ave | Phoenix, AZ

Construction Completed!

Ready for Occupancy

Make Ready Work Completed!

Improvements Completed

- Demolition of southern metal structure leaving 35,803 SF of warehouse plus the 1,219 SF office structure in the NE corner of the parcel.
- Demolition of CMU walls where the storage tanks were located to create drivable yard space.
- Demolition and repour the asphalt within the demolished building to create drivable yard space.
- Asphalt seal and slurry and restriping of the parking lot with new parking and landscaping to be located on the north side of the property.
- New metal siding replacing the section being demolished and fully enclosing the remaining structure.
- 3 overhead doors added for drive through capability in both remaining warehouse structures.
- Fencing added on the side of the building that is being demolished to secure the yard.
- Two new restrooms created in the building that is remaining. The two bathrooms currently located in the warehouse area that is being demolished will be flipped inside the remaining structure.
- Fire Sprinkler connection relocated to be next to the remaining structure with new fire sprinkler riser and piping to connect to the existing mains.
- New 3,000 amp SES to be installed located next to the remaining structure.
- Adding 10 Big Ass Fans throughout the warehouse.
- New high bay LEDs throughout the warehouse.
- Exterior painting of the warehouse and office buildings.
- Freshly poured heavy duty asphalt 6 inches of ABC material and 4 inches of asphalt.



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Site Plan



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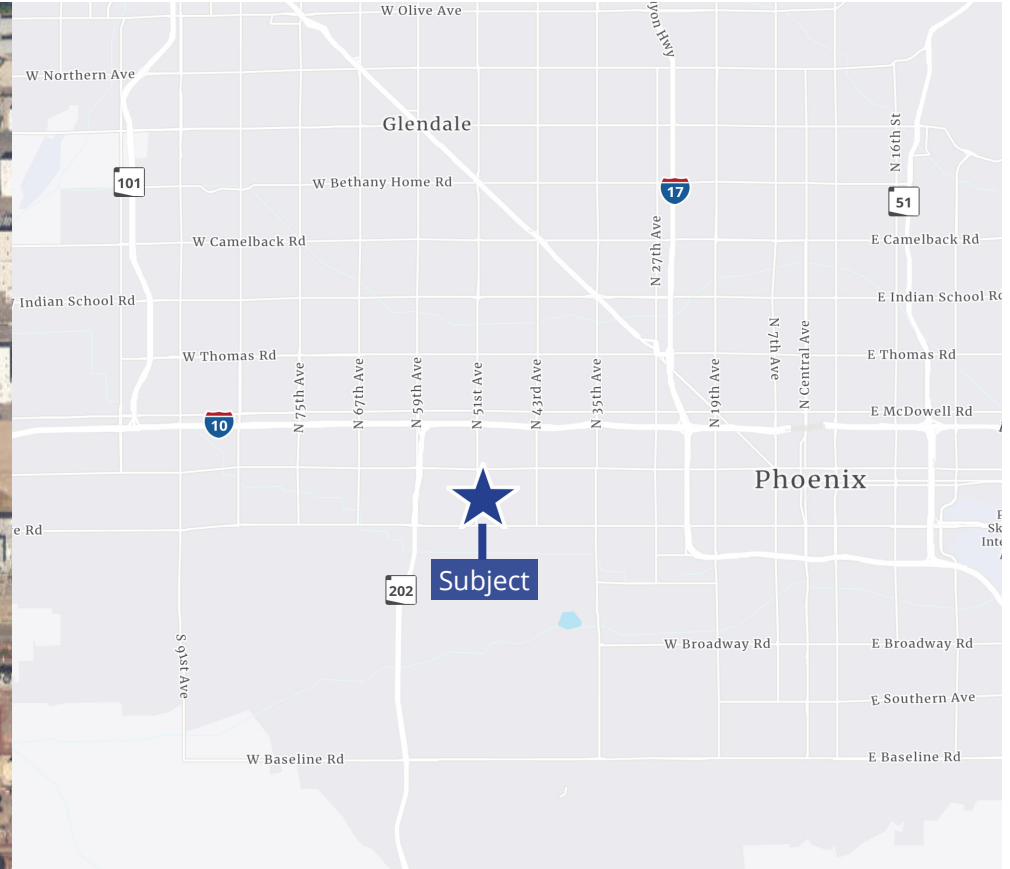
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Aerial & Site Map



5-mile Demographics



Current
Population (2023)
337,513



Projected
Population (2028)
342,045



Total
Households (2023)
98,928



Average Household
Income (2023)
\$75,302

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