



FOWLER

DISTRIBUTION CENTER



±337,897 SF AVAILABLE FOR LEASE

7210 West Van Buren Street | Phoenix, AZ

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CBRE

FEATURES



CROSS DOCK CONFIGURATION



FULL-DIAMOND INTERCHANGE @ 75TH & I-10



NORTH & SOUTH FACING TRUCK DOORS



SKYLIGHTS & SMOKE VENTS



SECURED PERIMETER



BUILDING SIZE:	±575,685 SF
AVAILABLE SPACE:	±337,897 SF
SITE AREA:	±37.5 Acres
CLEAR HEIGHT:	±30' 6" Minimum clear at first column
BUILDING DIMENSIONS:	±570' x ±969'
COLUMN SPACING:	±57' x ±57'
SPRINKLERED:	ESFR with pumphouse and stand pipes
POWER:	(2) 3,600 Amp 277/480, 3 Phase service sections serve the building
LIGHTING:	LED throughout warehouse with motion detectors
COOLING:	Evaporative cooling with Big Ass Fans
DOCK DOORS:	±42 (±9' x ±10')
DOCK PACKAGES:	16 North side, 16 South side
DRIVE-IN GRADE-LEVEL DOORS:	±6 (±12' x ±14')
TRUCK COURT MANEUVERABILITY:	±300' North - ±293' on South
TRUCK COURT CONCRETE PAD:	±75' 6"
PARKING SPACES:	±278 Car spaces
TRAILER PARKING:	Excellent ±300° maneuverability
ROOF SYSTEM:	Standing seam insulated metal roof with R-19 insulation and 20 year roof warranty
FLOOR SLAB:	6" 4000 PSI concrete with #4 rebar 24" on center each way on crushed rock with lime treated base
TAX DISTRICT:	Phoenix - Fowler
PROVIDER:	Salt River Project (SRP)
ZONING:	Industrial Park

NOT TO SCALE



GATEWAY PAVILLIONS

GATEWAY CROSSING

DESERT SKY MALL

AVONDALE AUTOMALL

NOT TO SCALE



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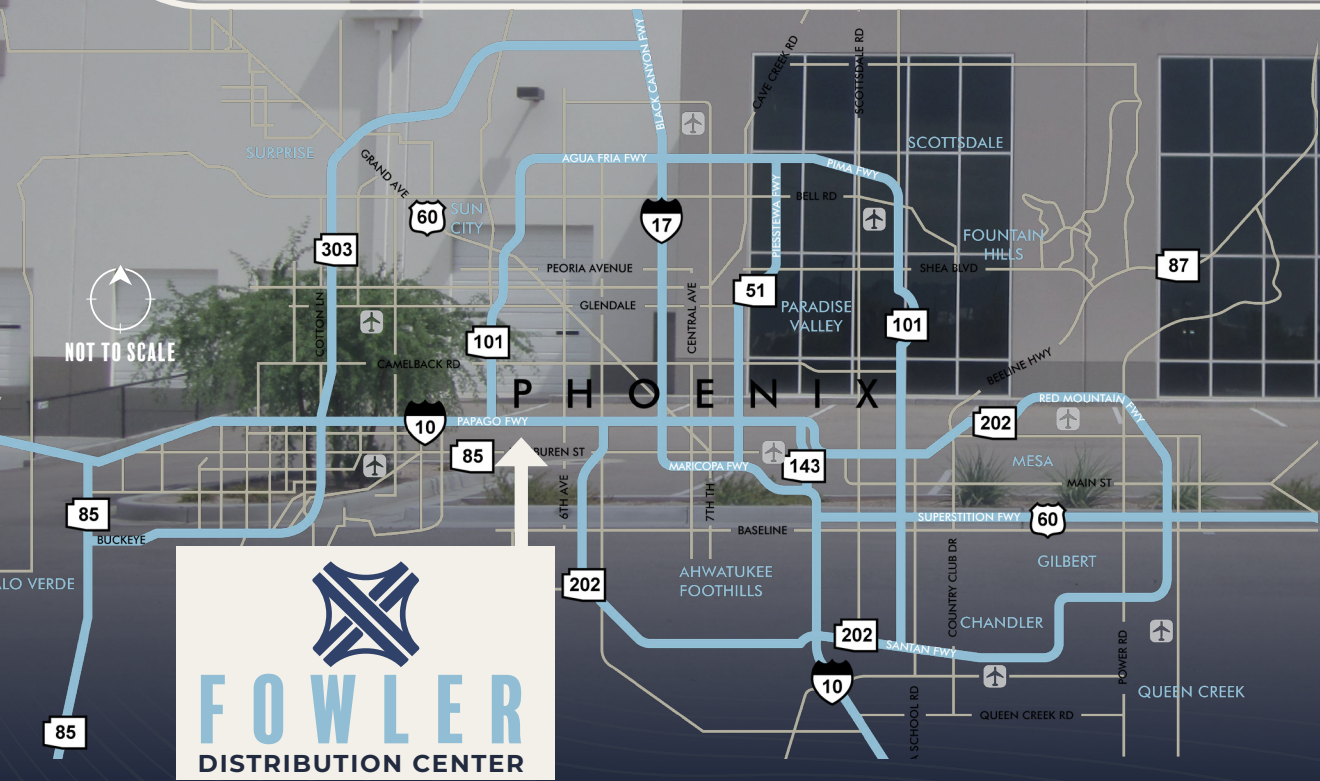










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DEMOGRAPHICS		3 miles	5 miles	10 miles
	POPULATION	140,796	368,960	1,193,323
	AVERAGE HH INCOME	\$89,408	\$93,016	\$95,914
	MEDIAN AGE	29.1	30.0	32.7
	WORKFORCE POPULATION	69,486	182,798	601,090
	TOTAL HOUSEHOLDS	39,784	104,493	392,947
	BUSINESSES	1,923	5,146	28,033

Source: ESRI, 2024

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