

For Lease

±12,400 SF -
±206,458 SF
Warehouse /
Manufacturing
Space Available

➤➤ **NEW OWNERSHIP** with major improvements underway



STRONG INFILL LOCATION

NEW HVAC

HEAVY POWER

LED LIGHTING

ZONED A-2



LOGISTICS CENTER

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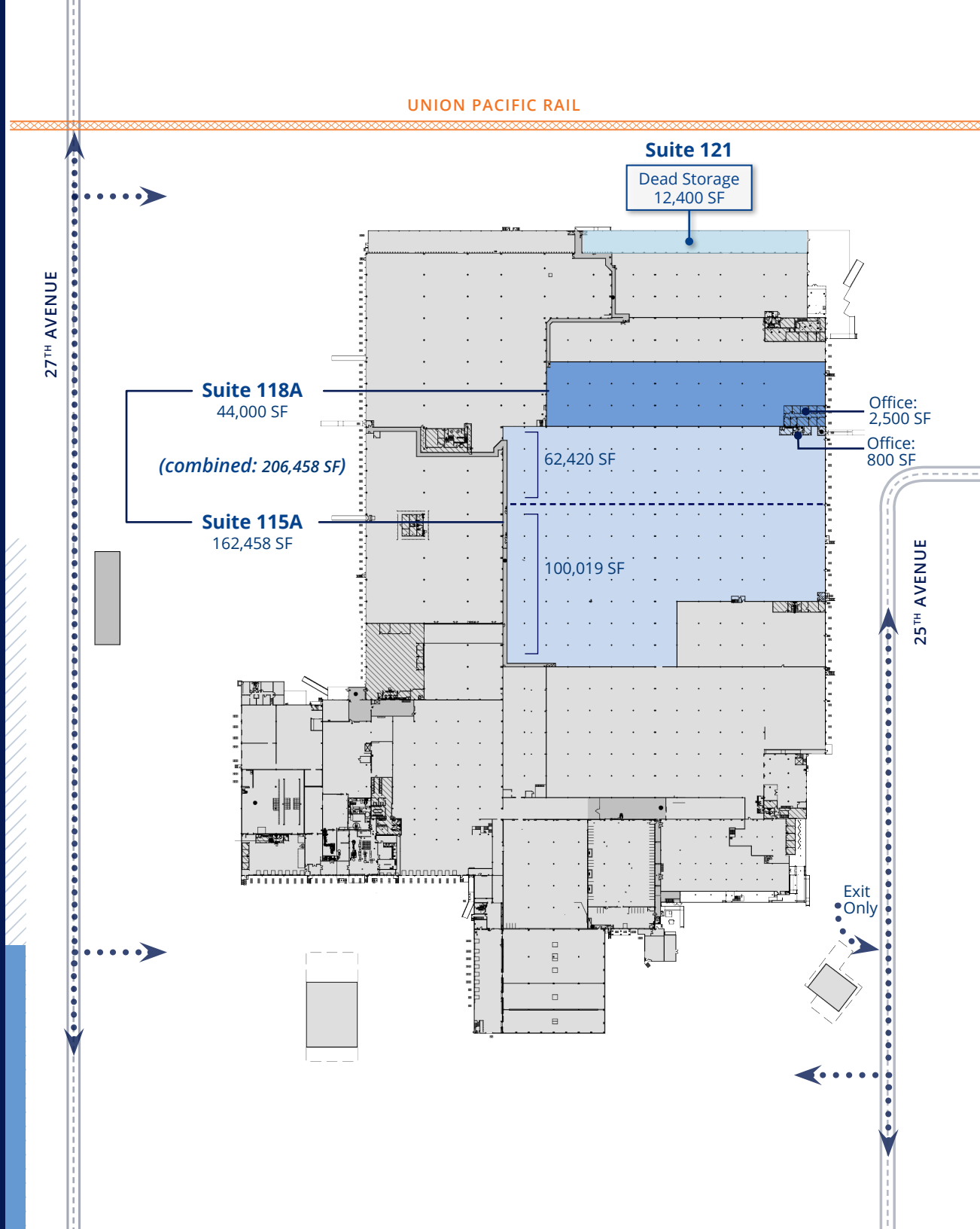
Property Highlights

12,400 - 206,458 SF available

- » **Building Size:** ±850,000 SF
- » **Available Sizes:**
 - 44,000 SF (Suite 118A)
 - 162,458 SF (Suite 115A)*

**can be demised down to 62,420 SF - 100,019 SF*

 - 206,458 SF (combined) — Move-in ready
 - 12,400 SF (Suite 121)
- » **22' Clear Height**
- » **A-2 Zoning, City of Phoenix**
- » **LED Lighting**
- » **100% HVAC**
- » **Heavy Power Available**
up to 3,000 AMPS
- » **Natural Gas** on-site
- » **Fire Sprinklers**
- » **Fully Fenced & Secure**
with on-site **Security**
- » **Drive-in Ramps Available**
- » **Major Improvements Completed**



Suite 115-A

- » **Size:** 162,458 SF
- » **Docks:** Thirteen (13)
- » **Office:** 800 SF
- » **Power:** up to 3,000 AMPs
- » **Asking Rate:** \$0.75/SF NNN with \$0.15 opex
- » **Move-in Ready**

Suite 118-A

- » **Size:** 44,000 SF
- » **Docks:** Four (4)
- » **Office:** 2,500 SF
- » **Power:** up to 3,000 AMPs
- » **Asking Rate:** \$0.80/SF NNN with \$0.15 opex
- » **Move-in Ready**

*can be demised down to 60k-100k SF:



Suites Combined



Size:
206,458 SF



Office:
3,300 SF



Docks:
17



Power:
Up to
3,000 AMPs



MINUTES TO I-17 AND I-10

MIDTOWN

DOWNTOWN PHOENIX

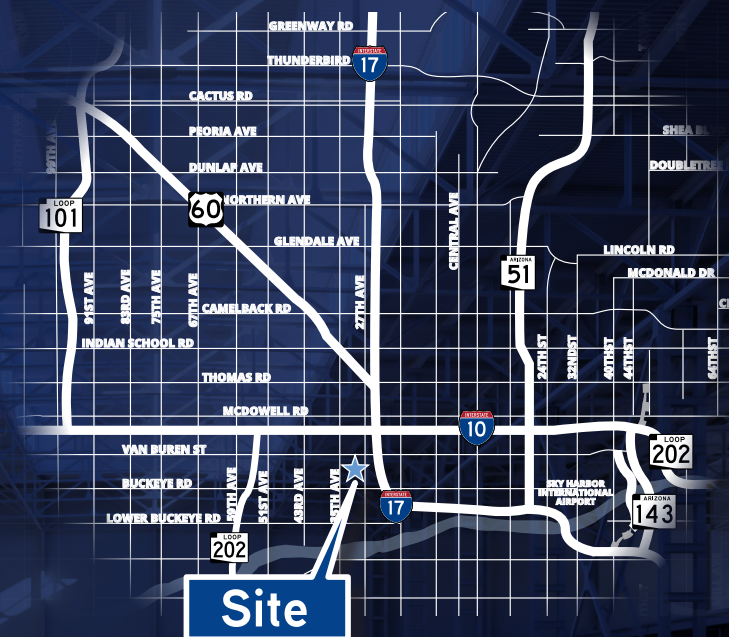
AVAILABLE FOR LEASE

UNION PACIFIC RAIL

VAN BUREN STREET

27TH AVENUE

BUCKEYE ROAD



Site

 1.4 miles	 0.5 miles	 4.2 miles
 10 miles	 2.7 miles	 5.2 miles

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