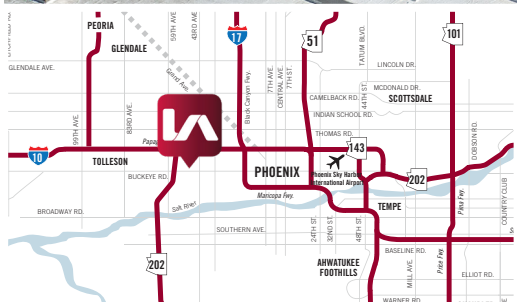
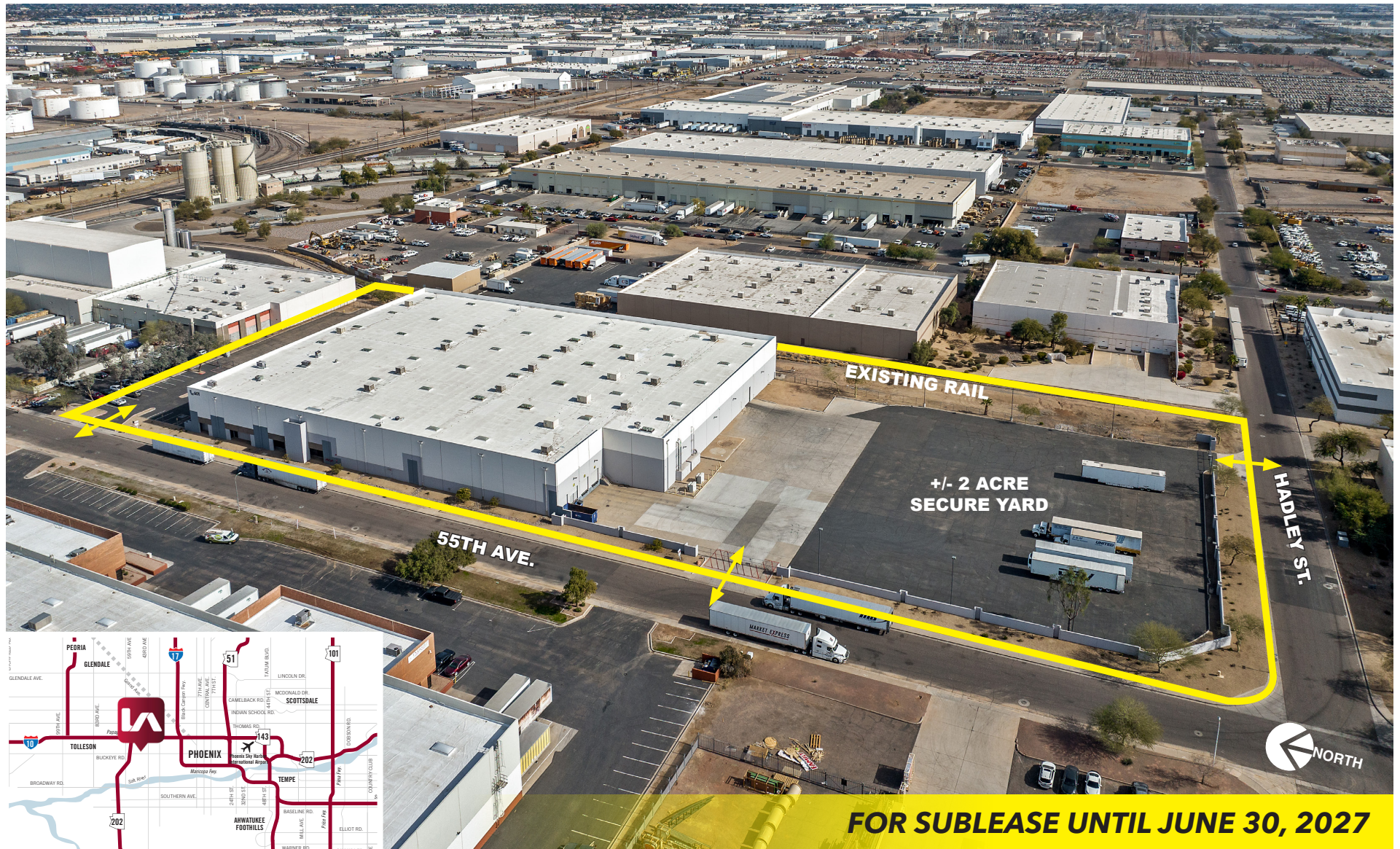


±100,000 SF FREESTANDING INDUSTRIAL BUILDING WITH LARGE YARD

601 SOUTH 55TH AVE, PHOENIX, AZ



FOR SUBLEASE UNTIL JUNE 30, 2027

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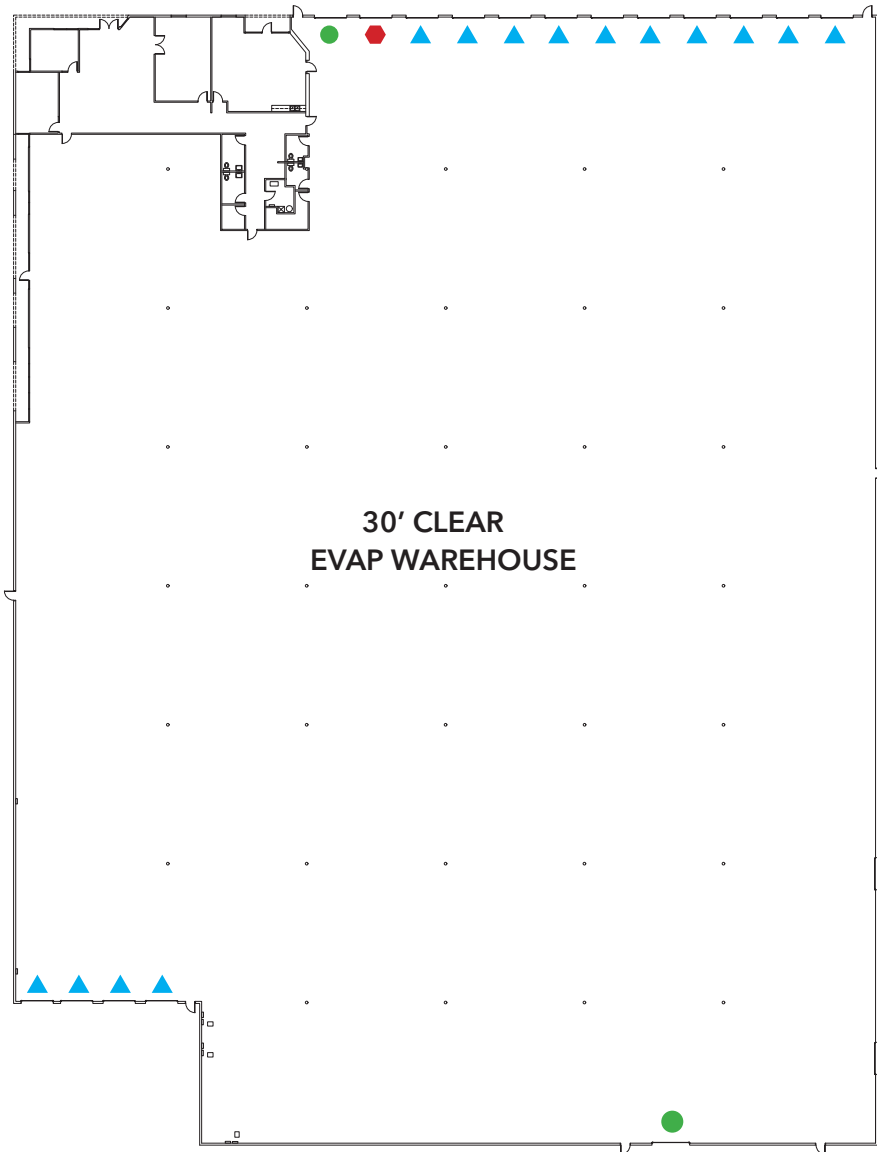
±100,000 SF FREESTANDING INDUSTRIAL BUILDING WITH LARGE YARD

601 SOUTH 55TH AVE, PHOENIX, AZ



BUILDING FEATURES:

- ±100,000 SF Freestanding Building
- Large reception area, 3 private offices, conference room, and break room
- ±2 Acre Outdoor Storage Yard
- 14 Dock Doors
- Two (2) Grade Level Doors
 - One (1) Ramp to Grade
 - One (1) 12' x 14'
- 30' Clear Height
- EVAP Cooled Warehouse
- Est. Power: 3,600 amps 277/480v
- Natural gas
- Existing rail
- Zoning: A-2 (City of Phoenix)
- Master Lease Expires: June 30, 2027



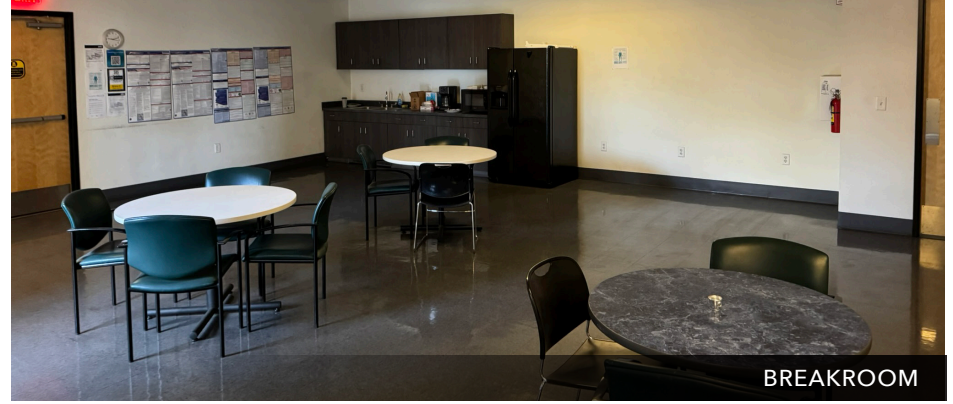
● = Grade Level ● = Van Height ▲ = Dock High

±100,000 SF FREESTANDING INDUSTRIAL BUILDING WITH LARGE YARD

601 SOUTH 55TH AVE, PHOENIX, AZ



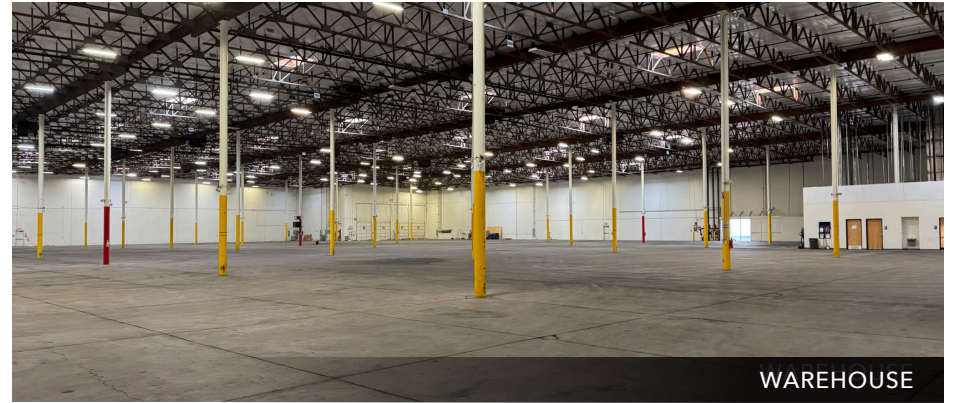
OFFICE ENTRY



BREAKROOM



WAREHOUSE



WAREHOUSE



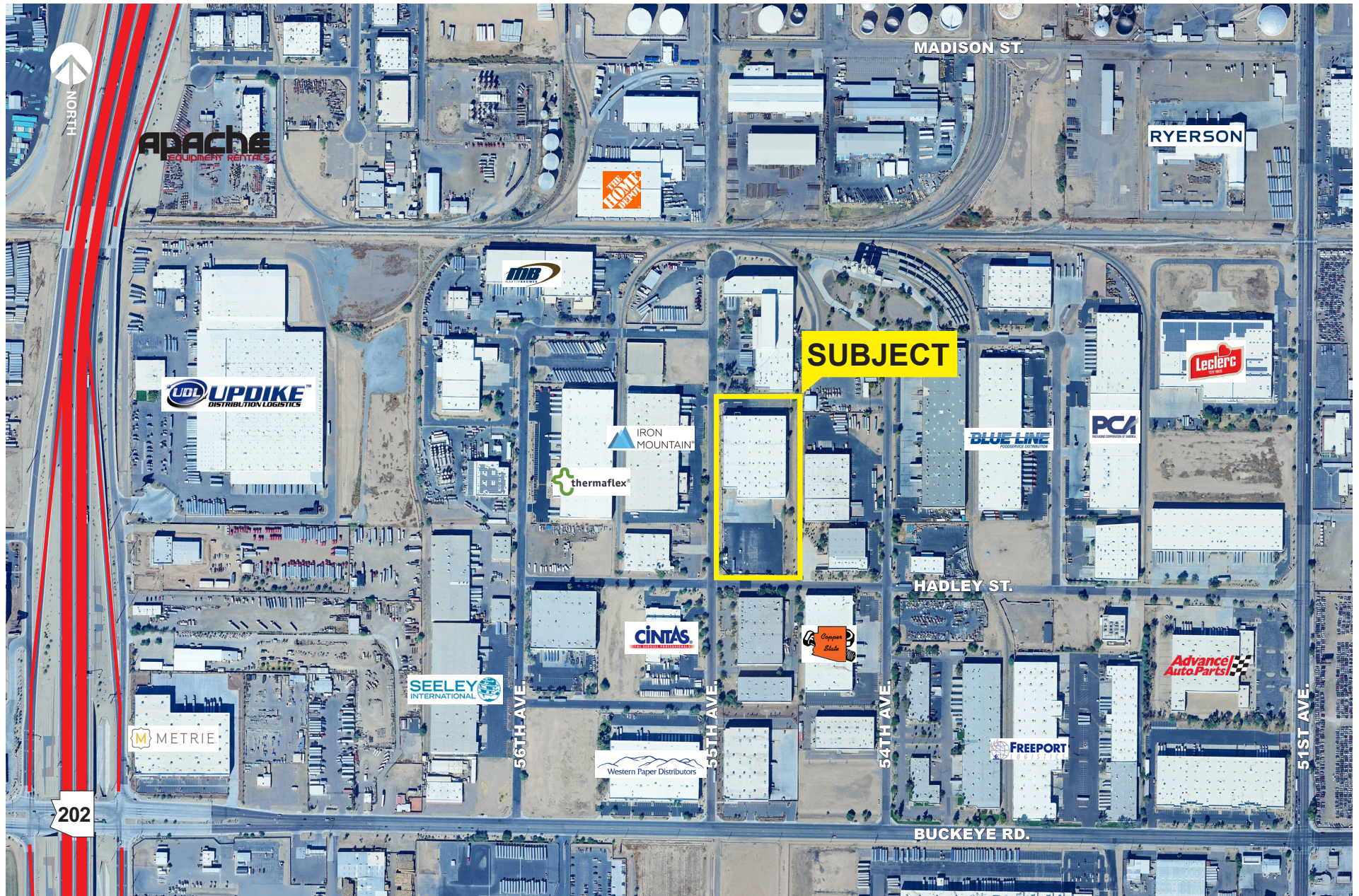
SECURE YARD



SECURE YARD

±100,000 SF FREESTANDING INDUSTRIAL BUILDING WITH LARGE YARD

601 SOUTH 55TH AVE, PHOENIX, AZ



±100,000 SF FREESTANDING INDUSTRIAL BUILDING WITH LARGE YARD

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