



# BASELINE

## FOOTHILLS CENTER

CBRE

WESTCORE

4401, 4405 & 4409 E BASELINE RD | PHOENIX, AZ



±5,475 - ±13,309 SF AVAILABLE!

AVAILABLE FOR LEASE!

COVETED *INDUSTRIAL & FLEX* BUSINESS PARK



## PROJECT FEATURES

4401, 4405 & 4409 E BASELINE RD | PHOENIX, AZ



3 Buildings



Baseline Road  
Frontage



59,900 VPD  
Baseline Rd



Excellent Access to  
I-10 Freeway



Built in 2000



4.0/1,000  
Parking Ratio



10 Minute Drive to Sky  
Harbor Airport



Fiber Optic Available

# SITE PLAN



## BUILDING ONE

4409 E Baseline Rd

- RBA: ±37,499 SF
- 1 Suite Available
- Clear Height: ±18'
- Loading: Grade Level

## BUILDING TWO

4401 E Baseline Rd

- RBA: ±36,746 SF
- 1 Suite Available
- Clear Height: ±18'
- Loading: Grade Level

## BUILDING THREE

4405 E Baseline Rd

- RBA: ±73,316 SF
- Fully Leased
- Loading: Grade Level

Baseline Rd



NOT TO SCALE  
ALL MEASUREMENTS  
ARE APPROXIMATE

# SUITE 130 | ±5,475 SF

BLDG 1, 4409 E BASELINE RD | PHOENIX, AZ

## As-Built Features

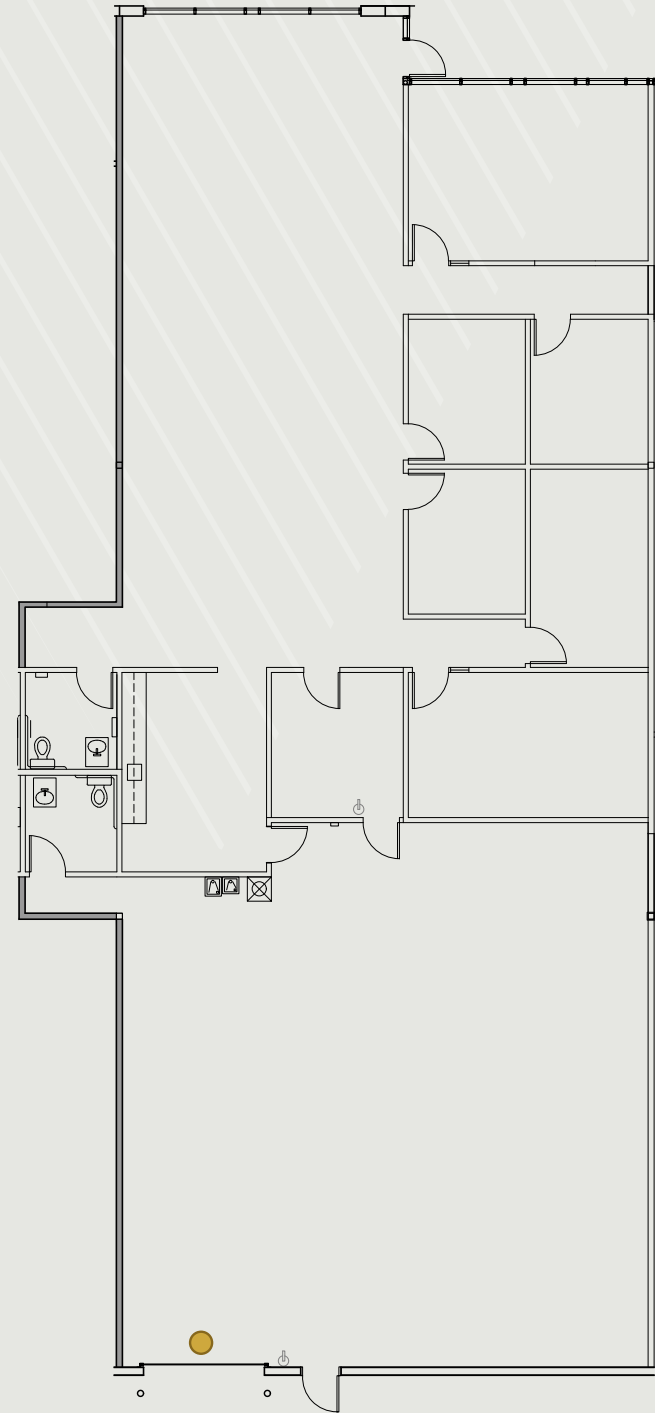
- Total SF: ±5,475
- Warehouse SF: ±2,273
- Office SF: ±3,202
- 1 Grade Level Door
- 300 Amps, 277/480V Power
- Available Immediately
- EVAP Cooled Warehouse

### KEY

● GRADE LEVEL DOOR



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# SUITE 220 | ±13,309 SF

BLDG 2, 4401 E BASELINE RD | PHOENIX, AZ

## As-Built Features

- Total SF: ±13,309
- Office SF: 50%
- 2 Grade Level Doors
- 1 Dock Door
- Evap Cooled Warehouse
- Available Immediately

### KEY

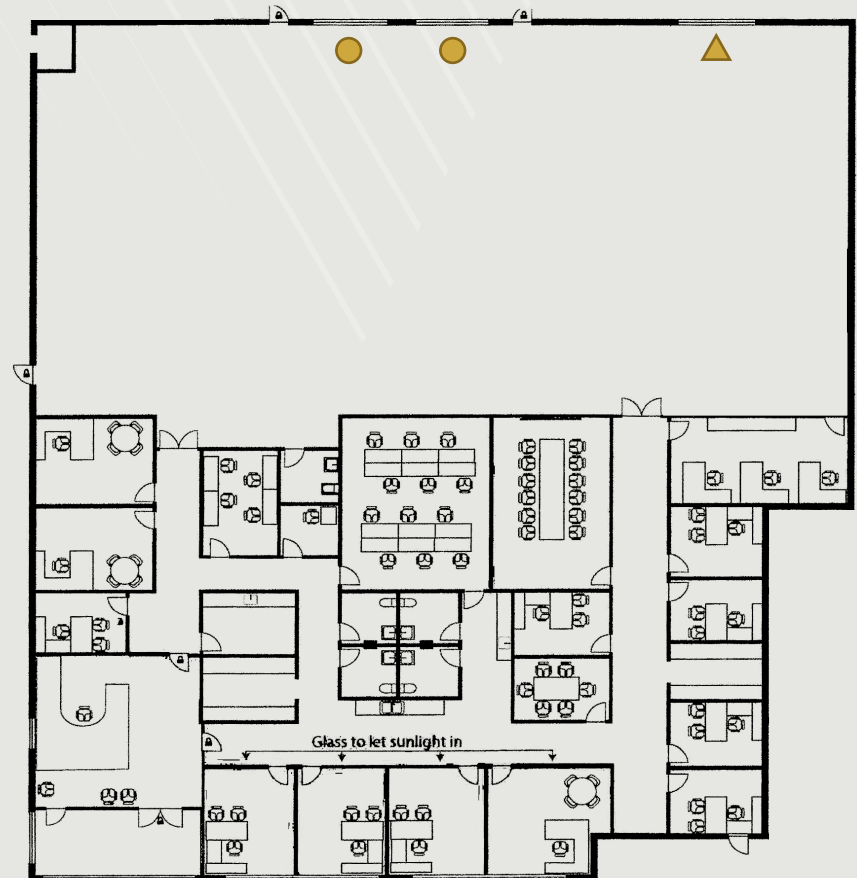
▲ DOCK HIGH DOOR

● GRADE LEVEL DOOR



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