

2434 S. 10th St., Phoenix, AZ

±82,583 SF Immediately Available For Lease

DOWNTOWN PHOENIX



E HAMMOND LANE

S. 10TH STREET



±82,583 SF
INDUSTRIAL/
MANUFACTURING



DIVISIBLE
TO 36,673 SF



AIRPORT
SUBMARKET



0.2 MILES
SOUTH OF I-17



NEWLY
REFURBISHED

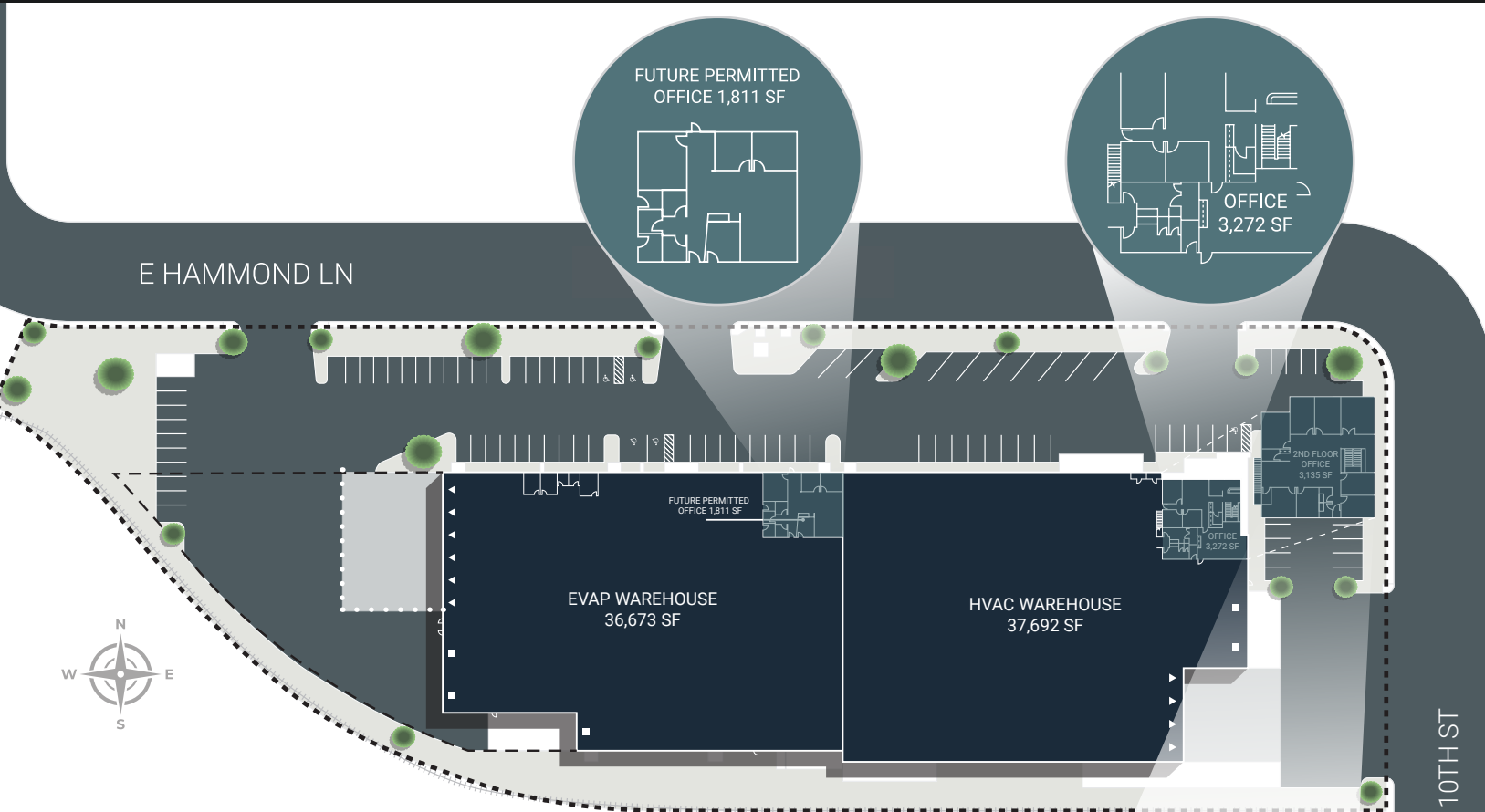
Christopher Lydon, SIOR
+1 847 651 5905
chris.lydon@kbcadvisors.com

Danny Schuster
+1 708 218 3646
danny.schuster@kbcadvisors.com

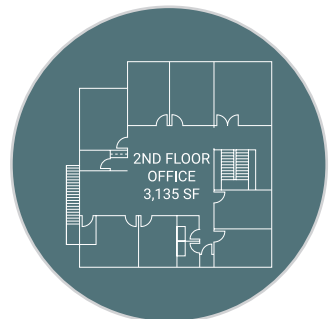
Christian Bodlovich
+1 310 935 9710
christian.bodlovich@kbcadvisors.com



Site Plan



- ▲ DOCK DOOR
- DRIVE-IN DOOR



±82,583 SF
Available

±6,407 SF
of Existing Office

NEWLY
Refurbished Office

DIVISIBLE
to 36,673 SF

10
Dock High Doors

6
Grade Level Doors

23'
Clear Height

100%
Cooled Warehouse & Office

2,800 AMPS
277/480 V

SPRINKLER SYSTEM
Newly Upgraded

EXCESS
Trailer Parking & Yard Space

Local Access



Drive Distance	
Interstate 17	0.2 Miles
Phoenix Sky Harbor Airport	2 Miles
Downtown Phoenix (CBD)	2 Miles



FERGUSON

DIAMOND INTERCHANGE



KBR INC

2434 S. 10TH ST

amazon

DHL

FORWARD AIR

E JEFFERSON ST

E BUCKEYE RD

7TH ST

16TH ST

E SKY HARBOR CIRCLE

E WATKINS ST

E UNIVERSITY DR

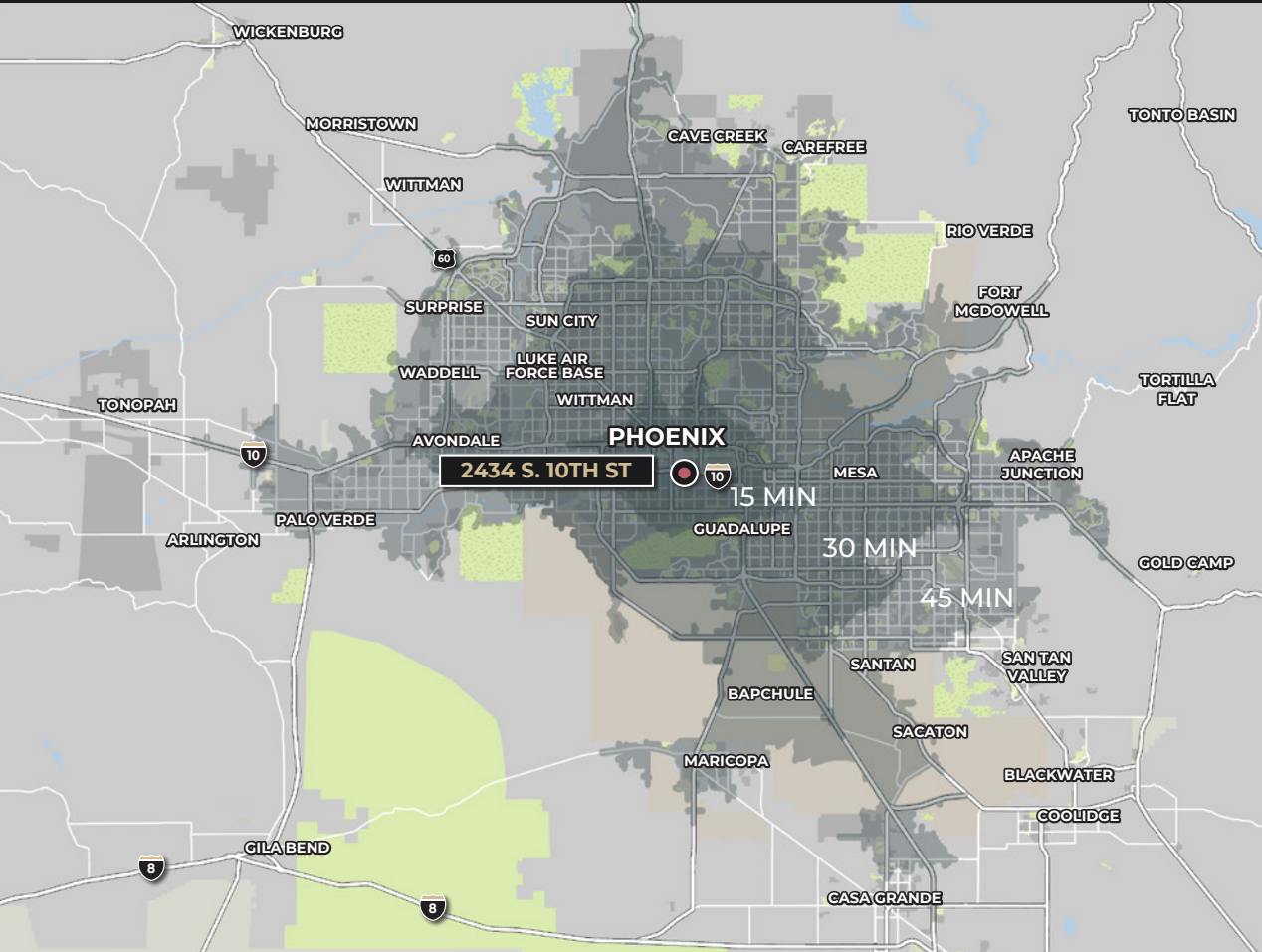
E RIVERVIEW DR

Interior Upgrade Overview



← INGRESS
EGRESS →

Premier Regional Connectivity



WAREHOUSE WORKERS
AVERAGE HOURLY EARNINGS **\$18.15**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MIN	15%	12,664	9,720
30 MIN	8%	29,126	67,479
45 MIN	10%	17,948	99,417

FORKLIFT DRIVERS
AVERAGE HOURLY EARNINGS **\$19.86**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MIN	45%	1,519	1,258
30 MIN	36%	3,863	7,513
45 MIN	37%	2,138	10,699

MANUFACTURES + ASSEMBLERS
AVERAGE HOURLY EARNINGS **\$19.34**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MIN	7%	2,745	1,450
30 MIN	2%	4,872	11,751
45 MIN	4%	2,419	17,213

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