

# 420 SOUTH 53RD AVENUE

PHOENIX, AZ



FOR LEASE

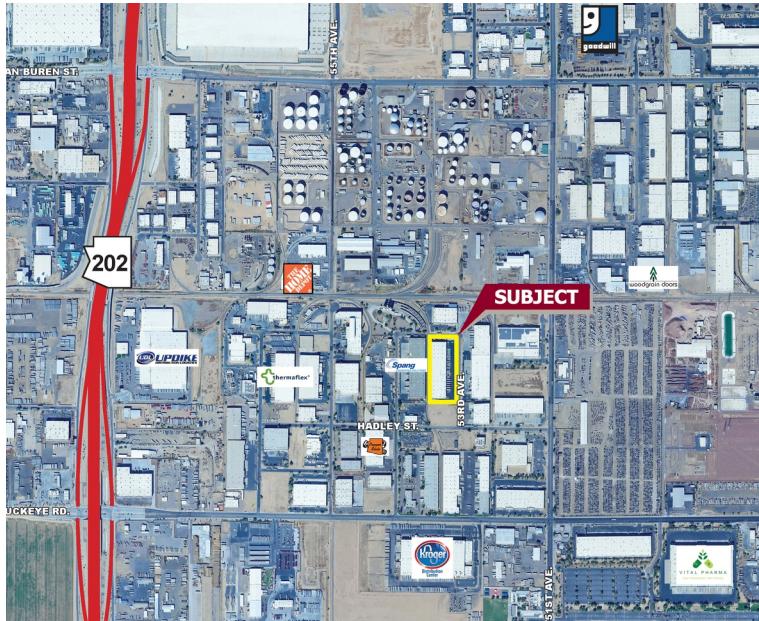
INDUSTRIAL SPACE

**±63,840 SF**

 LINK

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



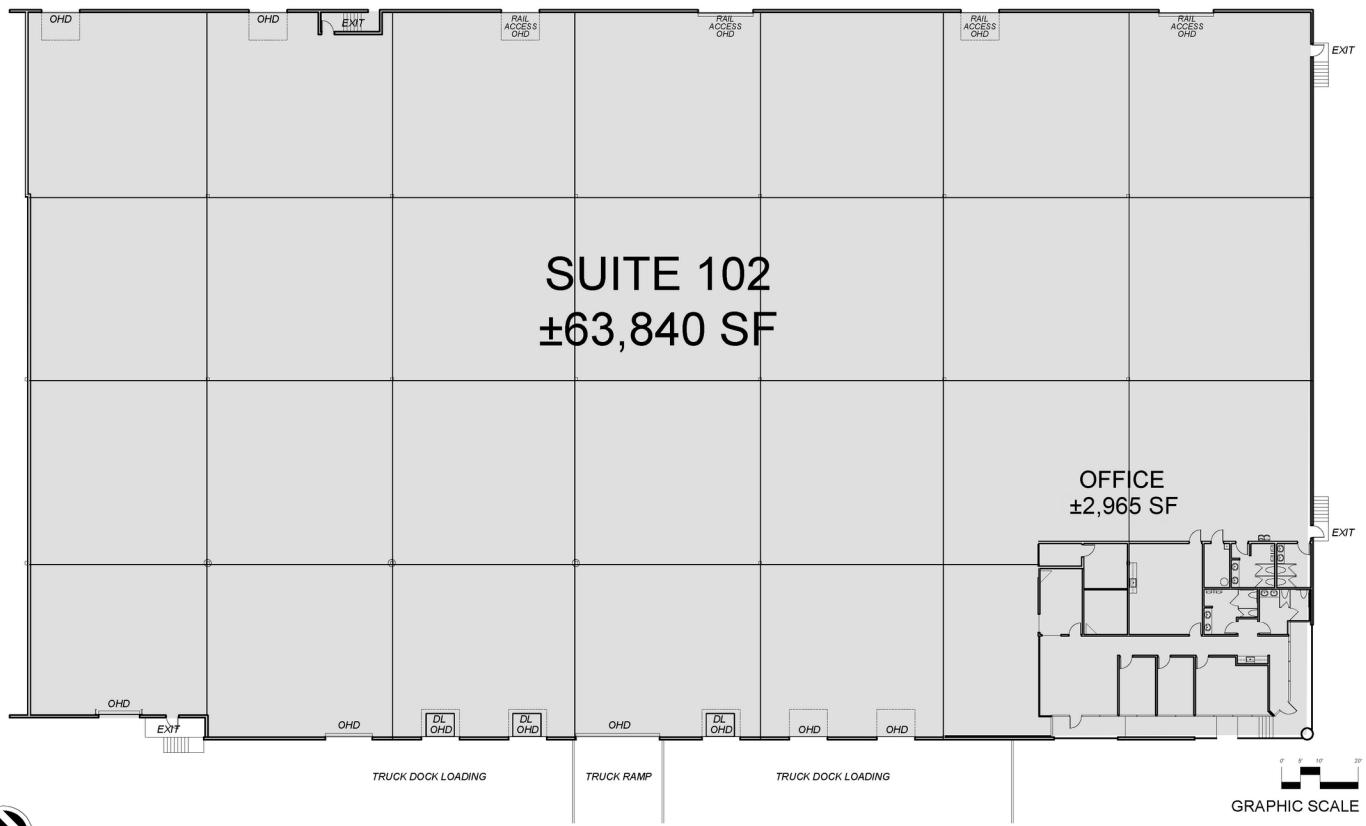
## PROPERTY SUMMARY

OFFICE AREA	±2,965 SF
LOADING	1- 21' x 12' Grade Level (Ramp) Door 7- 10' x 10' Dock High Doors, with 3 Pit Levelers
ZONING	A-2 Heavy Industrial
POWER	600 AMPS, 277/480V
COLUMN SPACING	45' x 45' Typical Bay
RAIL	Rail Capable
CLEAR HEIGHT	30'
SPRINKLER	Wet System (.42/2,000 PSI)
WAREHOUSE LIGHTING	LED Motion Sensor
FENCED YARD	Approximately 7,300 SF

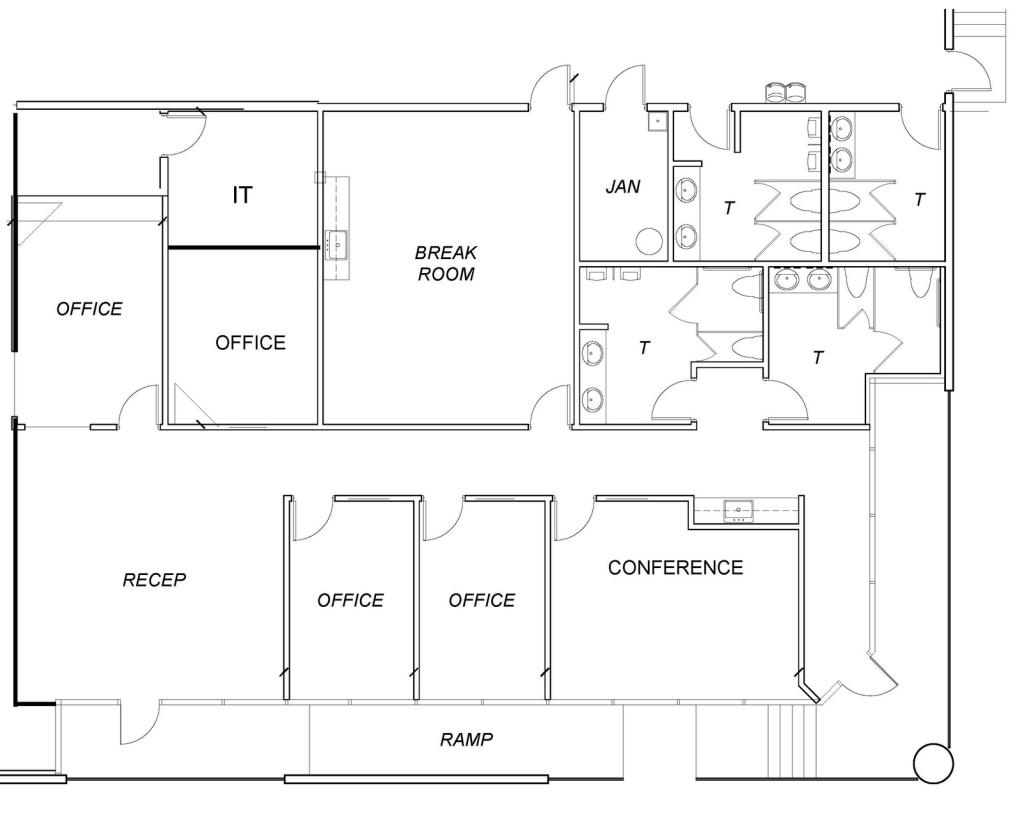
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**±63,840 SF**





WAREHOUSE AREA = 60,875 SF  
OFFICE = 2,965 SF



SCALE: 3/32" = 1'-0"  
WAREHOUSE AREA = 60,875 SF  
OFFICE = 2,965 SF

# CONTACT INFORMATION

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