

# 420 SOUTH 53RD AVENUE

PHOENIX, AZ



FOR LEASE

±63,840 SF

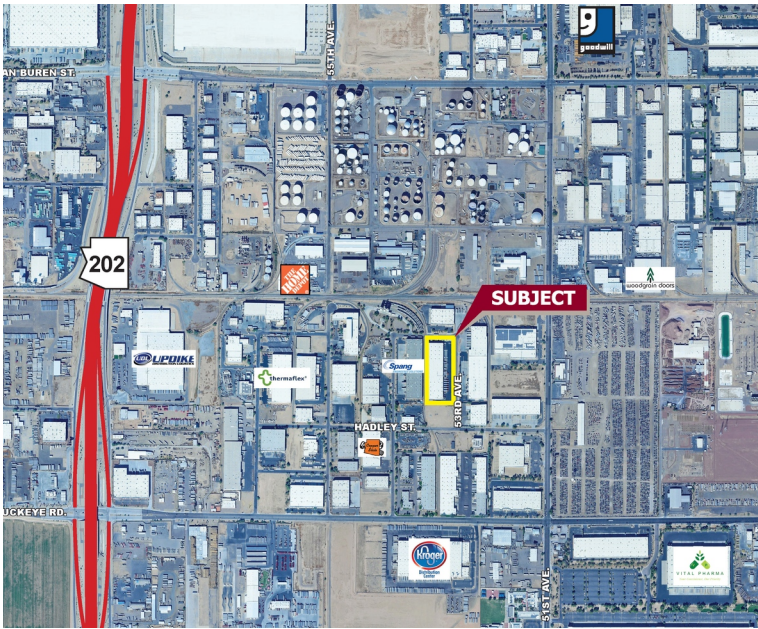
INDUSTRIAL SPACE



LEASED BY







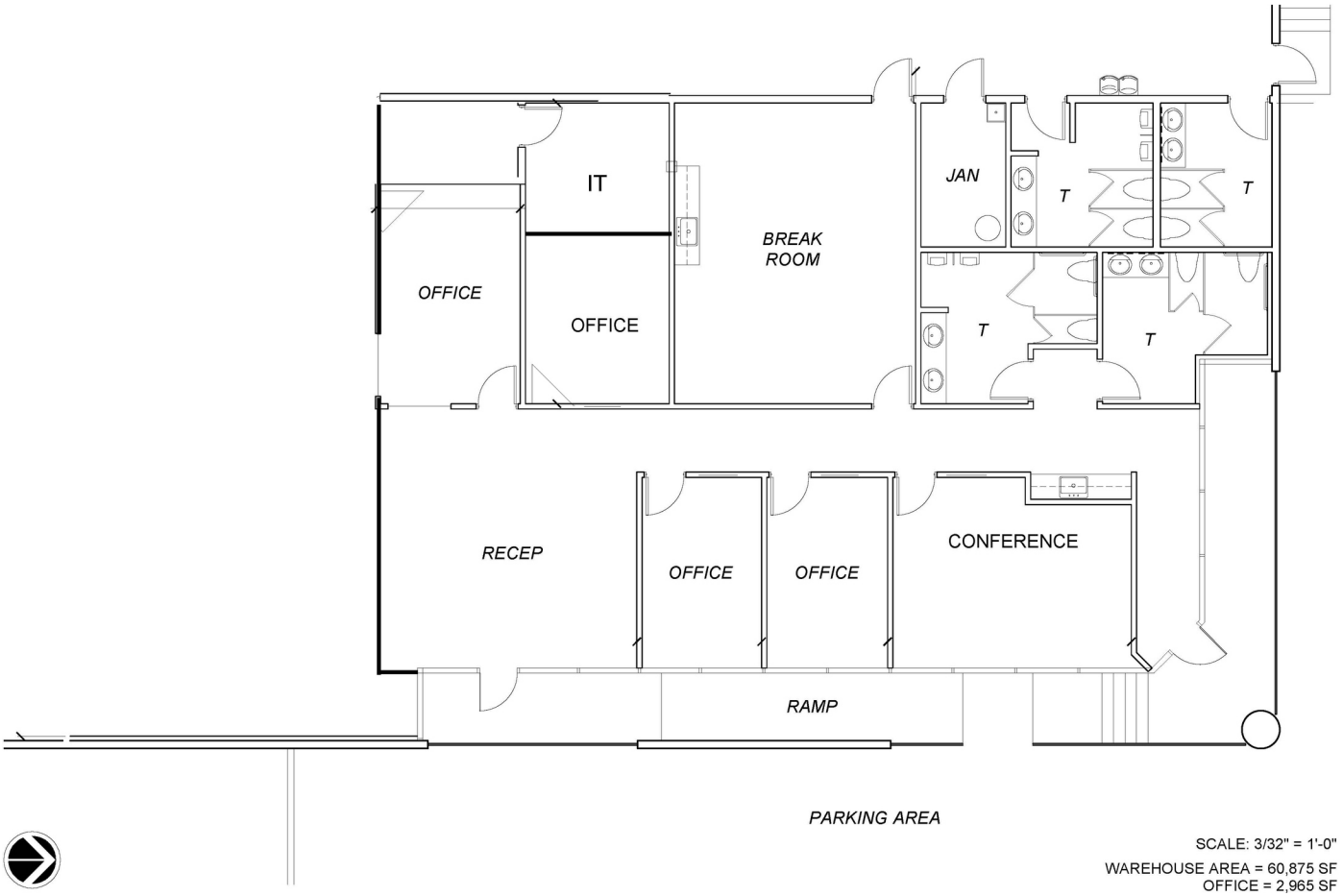
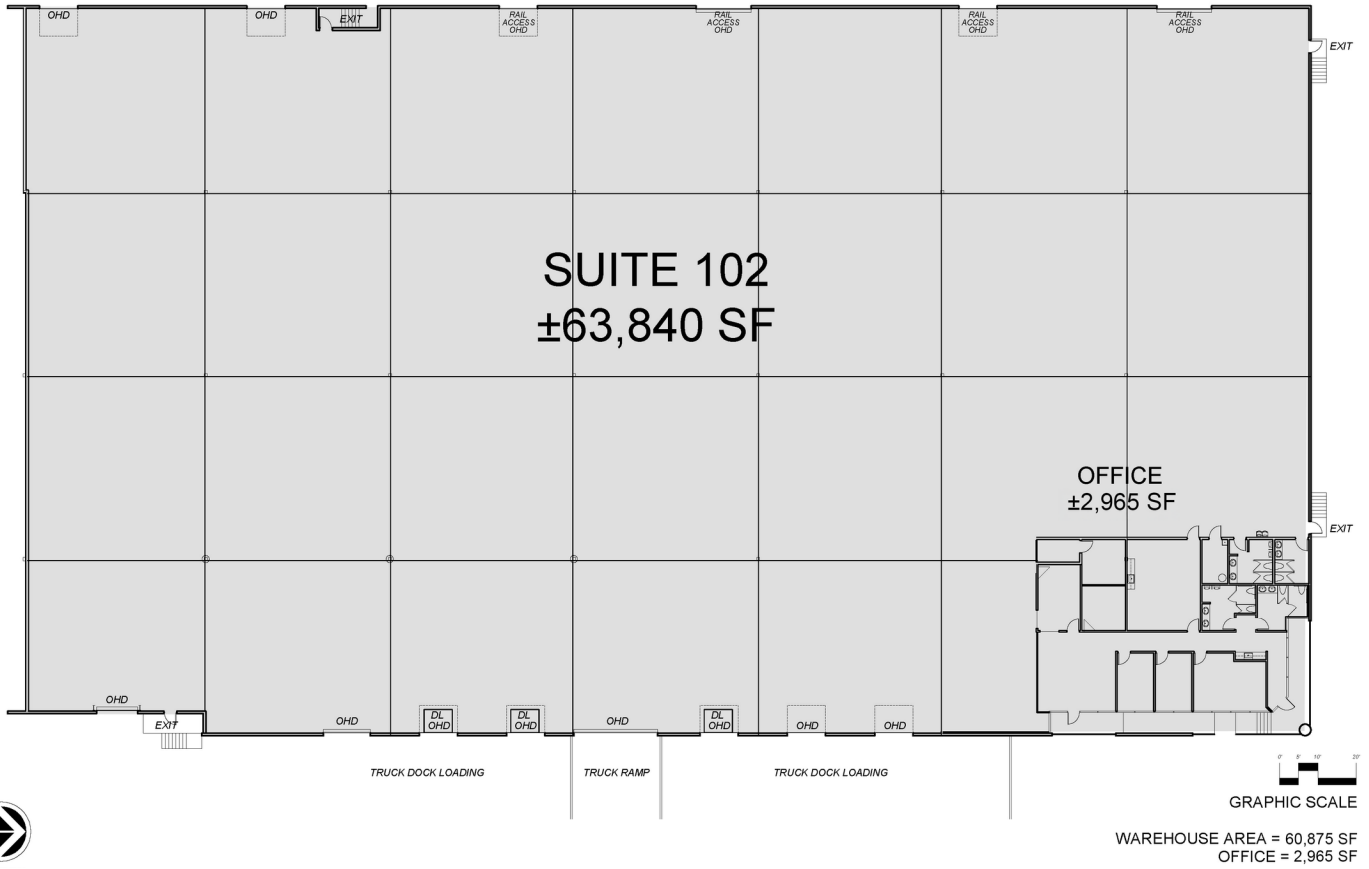
## PROPERTY SUMMARY

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

FOR LEASE

±63,840 SF





# CONTACT INFORMATION

5090 North 40th Street, Suite 300  
Phoenix, Arizona 85018

**Stein Koss, SIOR**  
skoss@leearizona.com  
(602) 510-1999

**Fenton Kelly**  
fkelly@leearizona.com  
(602) 714-0333

**Tom Louer**  
tlouer@leearizona.com  
(602) 684-6909

This document is for informational purposes only and does not constitute an offer or acceptance of a lease. Any lease agreement must be in writing and signed by the landlord. No representations or warranties are made except as expressly stated in a signed lease. Information is provided "as is" and may be subject to errors or change without notice.



LEASED BY

