



# FOR LEASE

## ±117,780 SF INDUSTRIAL WAREHOUSE

2225 S. 43RD AVE. | SUITE #1 | PHOENIX | AZ

### PROPERTY HIGHLIGHTS:

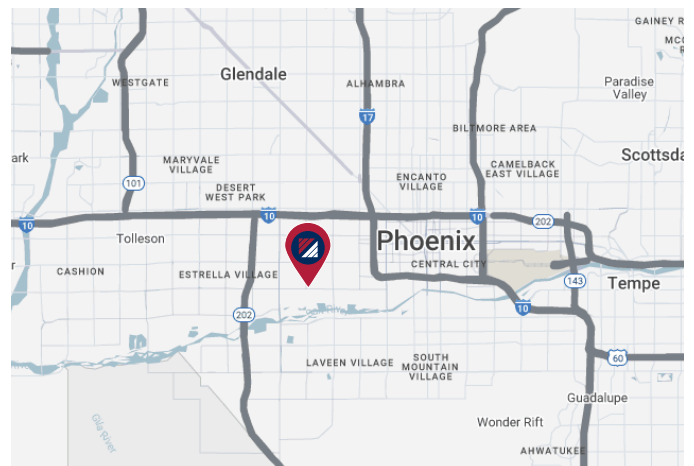
- Available SF: ±117,780
- Office SF: ±7,373 (Newly Renovated)
- Clear Height: 26'-28'
- Dock High Doors: 15 (6) Pit Levelers (7) Edge of Dock Levelers
- Grade Level Doors: 4 (1) 22' x 16' (1) 12' x 14' (2) 14' x 14' (Rear)
- Sprinklers: Wet
- Cooling: Evaporative Cooled Warehouse
- Suite Power: 1,300A 277/480V
- Building Power: 3,600 Amps 277/480V
- Column Spacing: 40' x 44'
- Secured Concrete Yard in Rear (58' x 500')
- A-1 Zoning – City of Phoenix
- Favorable Riverside Tax District
- 43rd Avenue Frontage

### FOR MORE INFORMATION, PLEASE CONTACT:

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GIBSON LN



43rd AVE

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# PHOTOS



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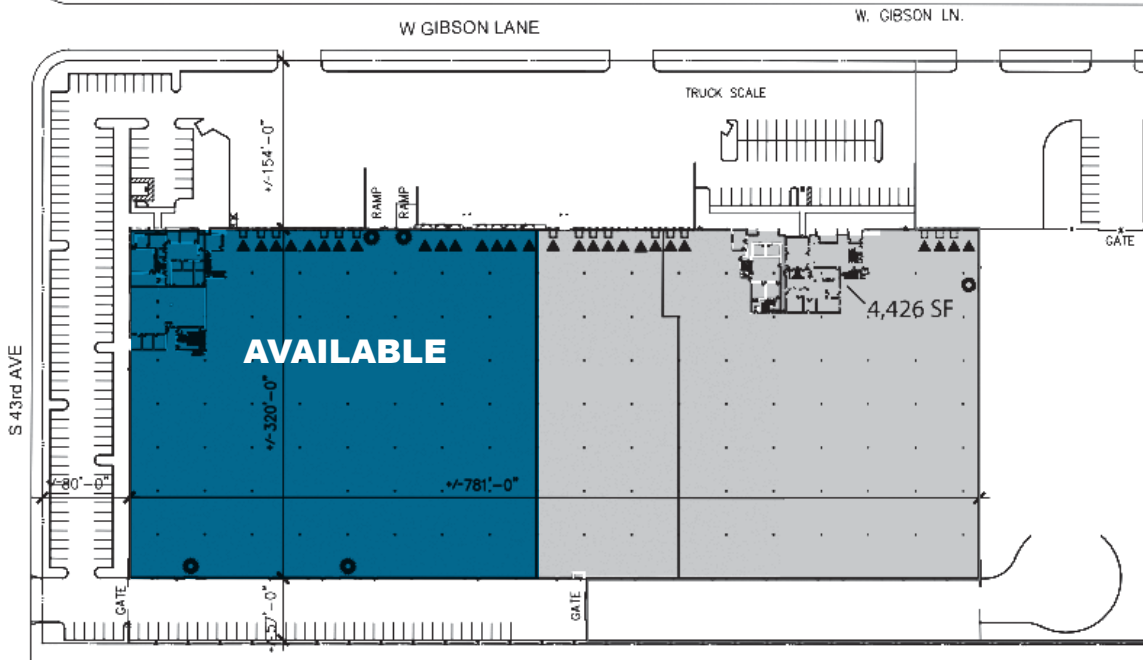
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# SITE PLAN & AMENITIES MAP



DRIVE TIMES		
Loop 202	2.7 Miles	6 Mins
I-10	2.5 Miles	8 Mins
I-17	3.3 Miles	8 Mins

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