

A-2 ZONING INDUSTRIAL - FOR LEASE

3820 EAST WATKINS STREET, PHOENIX, AZ 85034



Keith Geiger

Chief Operations Officer

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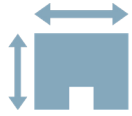
E crystal@brookhillcorp.com

Professionally Managed By:



3415 S Sepulveda Blvd, Suite 705
Los Angeles, CA 90034

PROPERTY HIGHLIGHTS



**+20,432 SF INDUSTRIAL MOVE-IN-READY
MANUFACTURING - 23' 11" CLEAR HEIGHT**



**(1) GRADE LEVEL DOOR, (1) TRUCK WELL DOOR
WITH 12' X 14' ROLL UP DOORS**



1400-AMP, 277/480-VOLT, 3-PHASE HEAVY POWER



**100% AIR-CONDITIONING, SKYLIGHTS,
AND WET FIRE SPRINKLER SYSTEM**



**PREMIER AIRPORT AREA - 10 MINUTE ACCESS TO
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT**

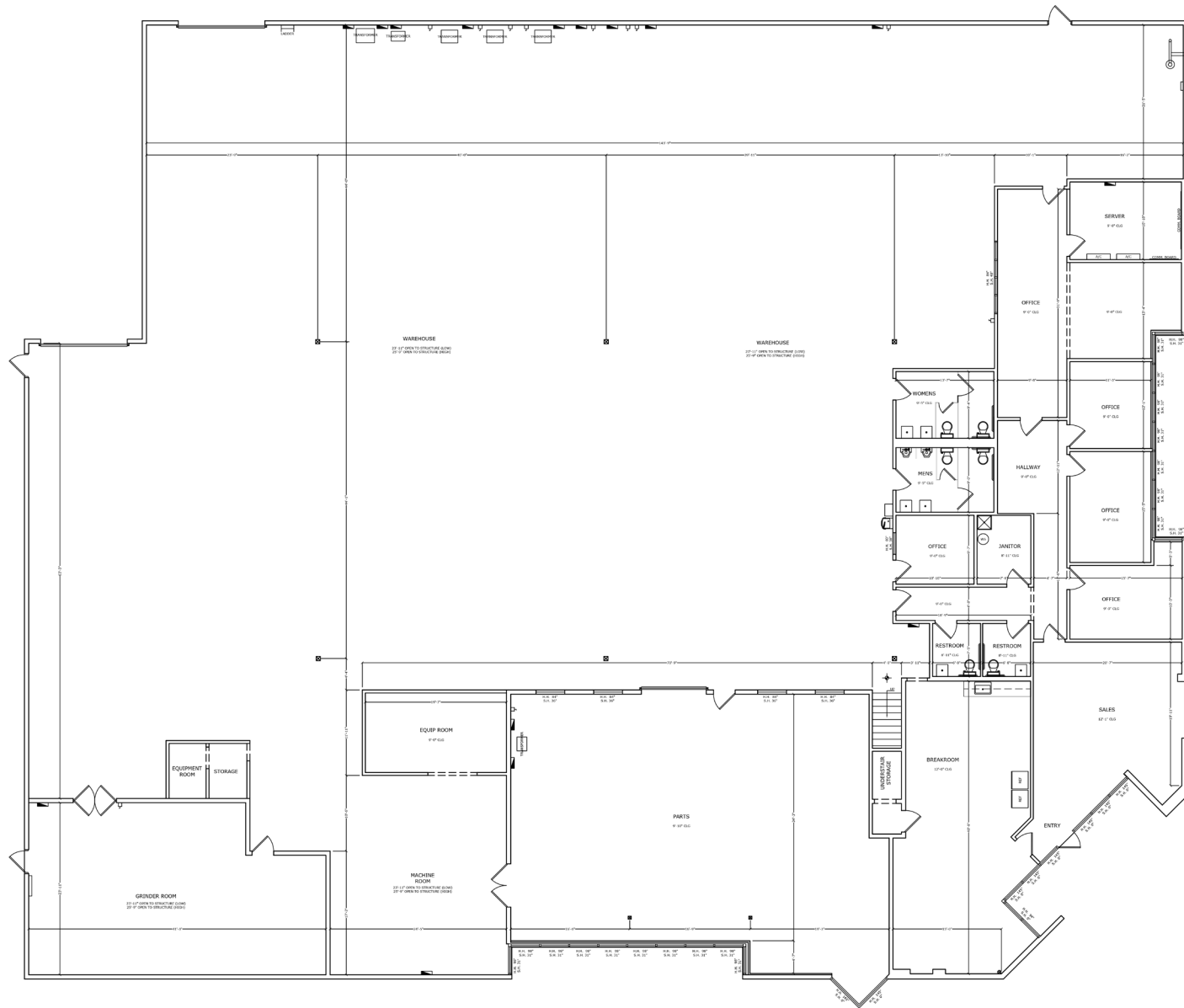


**STREAMLINED ACCESS TO THE PHOENIX METROPOLITAN
AREA VIA DIRECT ACCESS TO INTERSTATE 10**



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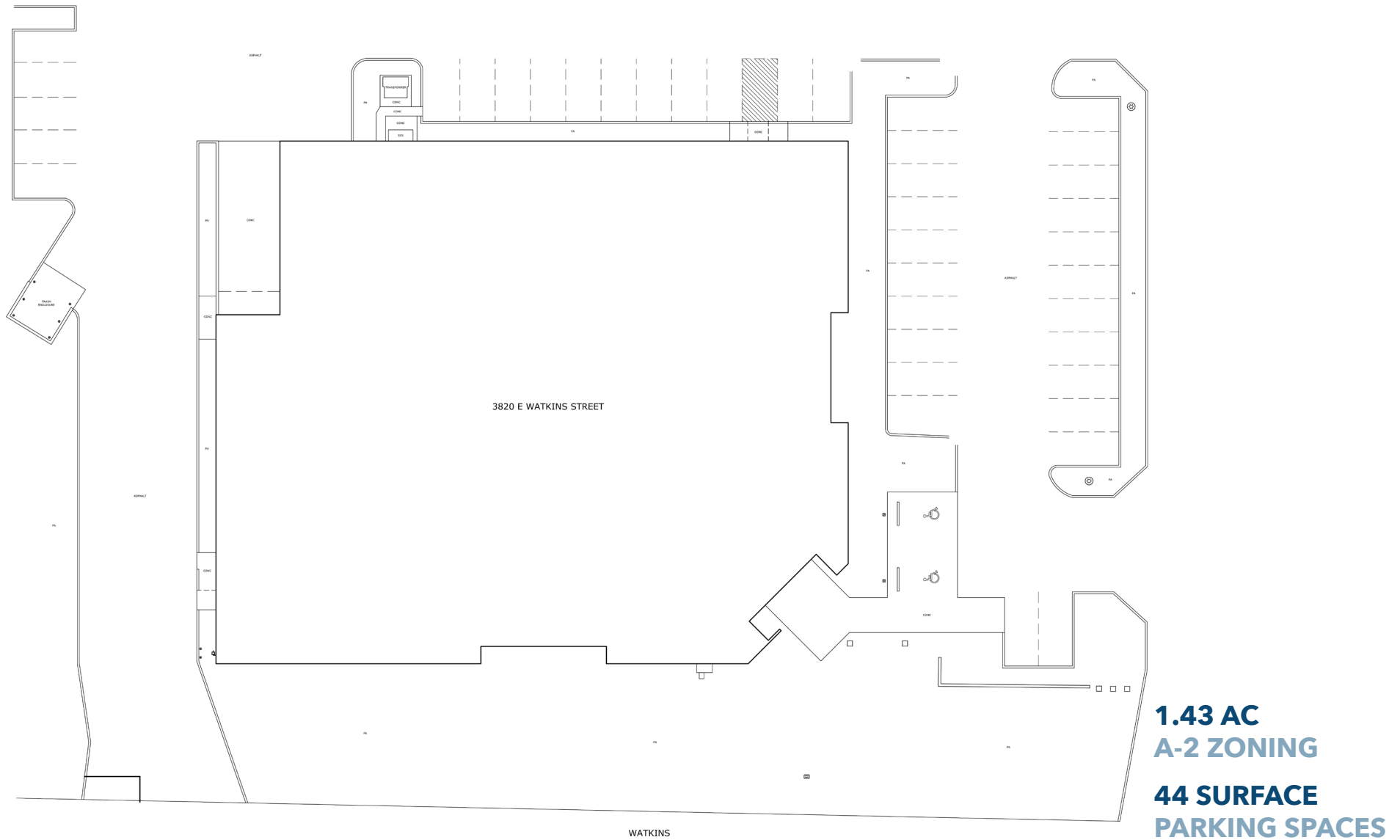
FIRST FLOOR PLAN



20,4032 SF
FREESTANDING
7,500 SF
OFFICE

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SITE MAP



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THE QUADS



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INTERIOR PHOTOS - WAREHOUSE



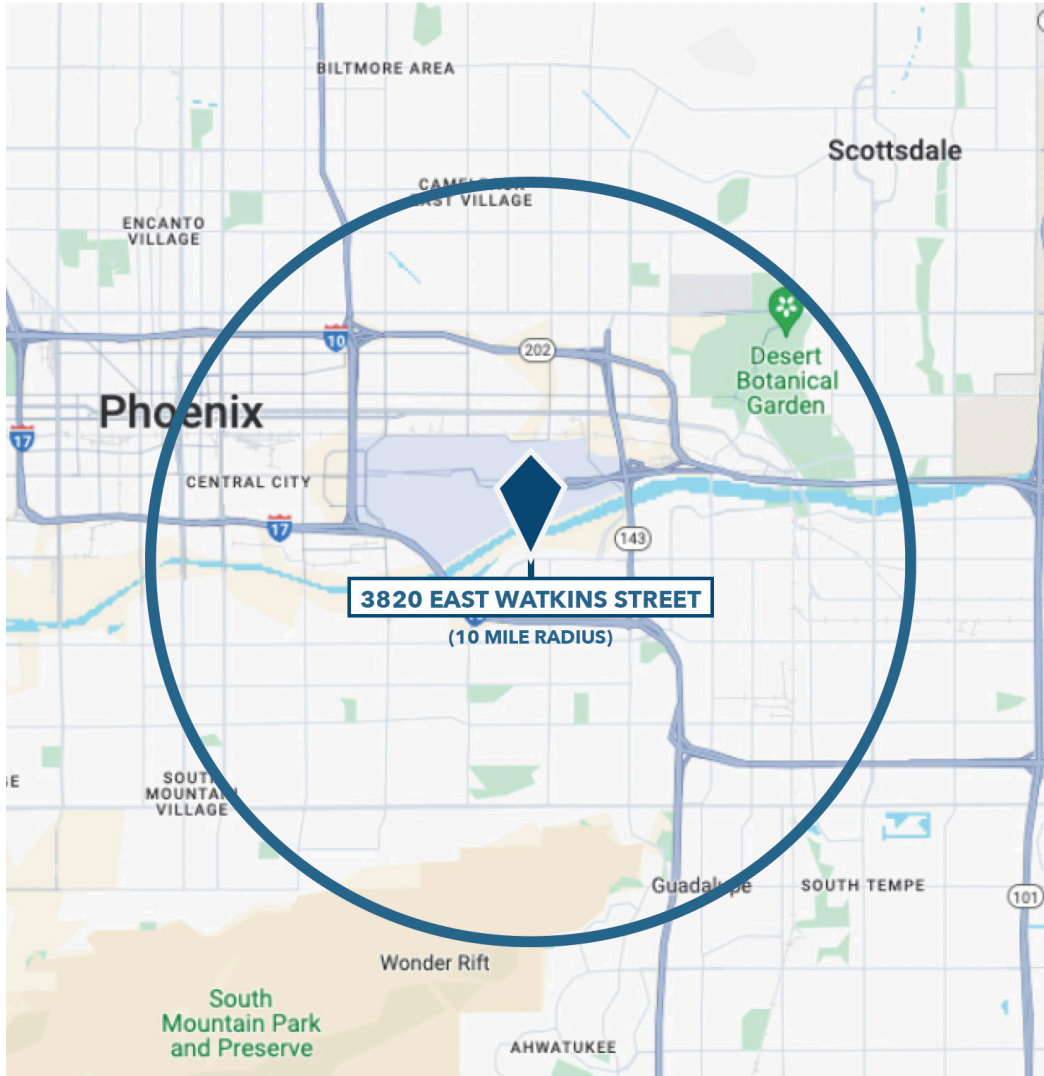
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INTERIOR PHOTOS - OFFICE



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REGIONAL ACCESSIBILITY



ACCESS & LABOR FORCE*	10 MILE RADIUS
TOTAL POPULATION	1,026,484
TOTAL LABOR FORCE	633,837
UNEMPLOYMENT RATE	3.17%
MEDIAN HOUSEHOLD INCOME	\$61,195
WAREHOUSE EMPLOYEES	76,638
HIGH SCHOOL EDUCATION OR HIGHER	85.70%

*SOURCE: <https://www.loopnet.com/Listing/3820-E-Watkins-St-Phoenix-AZ/30381953/>

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NEIGHBORING TENANTS



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EXCLUSIVE LEASING AGENTS



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