

Industrial For Lease
±225,600 SF (Divisible)



PARK
52
@LOOP202

NWC Loop 202 & 52nd St.
Phoenix, AZ

Rare Scottsdale/Airport Location

Immediate Freeway Access with Exposure to 200,000 VPD

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Building Specifications

North Building: ±225,600 SF

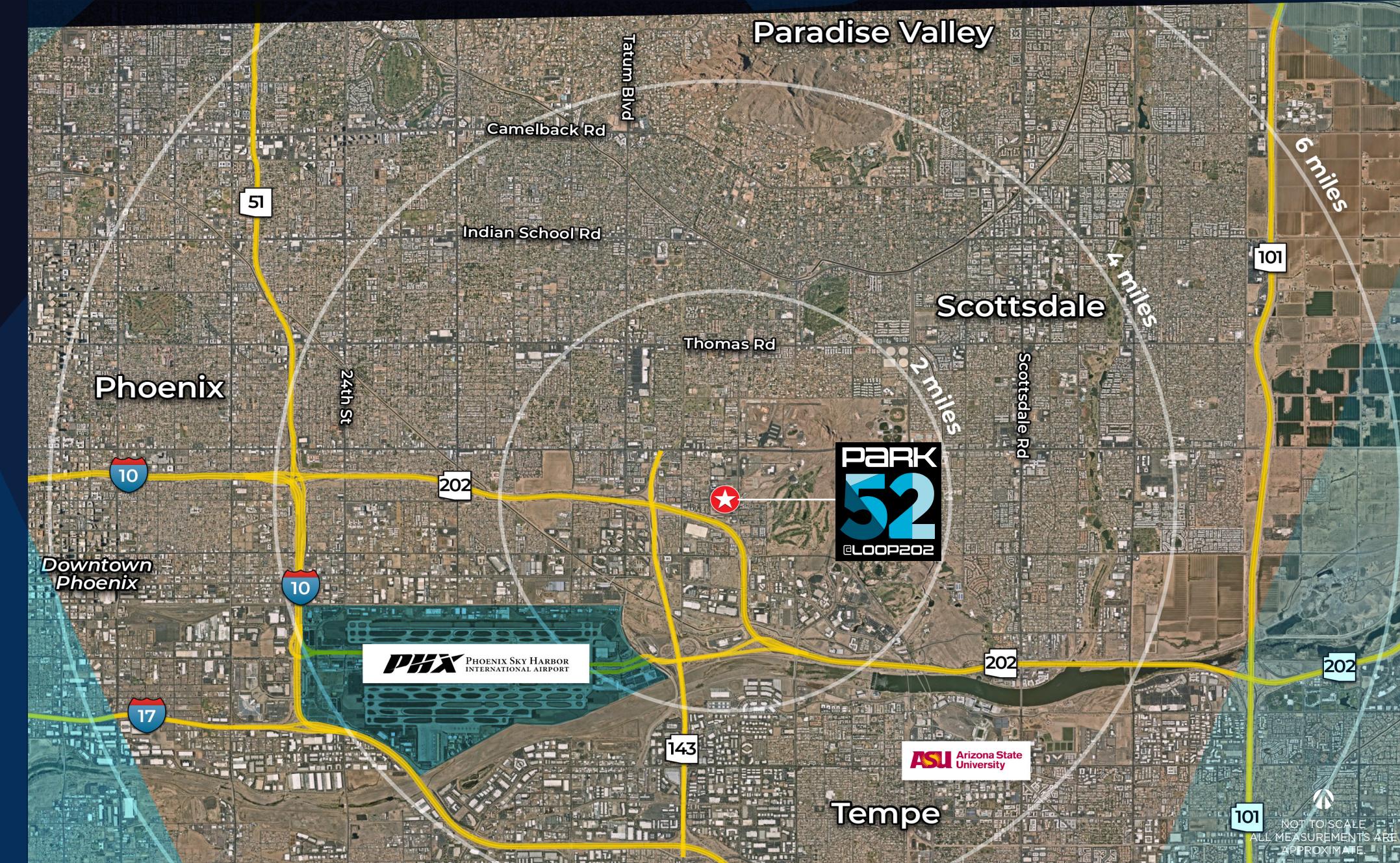
- ±40' Clear Height
- ±240' X ±940' Building Dimensions
- ±135' Full Concrete Truck Court
- Insulated Dock & Grade Level Doors
- 2.1/1,000 Auto Parking
- ±60' X ±60' Column Spacing
- ±7" Thick Concrete Slab
- Additional Land Available for Trailer or Auto Parking

Building Specifications

- 3,000 Amp; 277/480v, 3 Phase (Expandable To 6,000 Amps Per Building)
- R38 Insulation; 60 Mil, TPO Roof
- Natural Gas Available
- K-22 ESFR Fire Sprinklers
- Painted Walls/Columns
- Energy Efficient Clerestory Windows
- Secured Dock Areas with Motorized Gates
- Outdoor Employee Amenity Spaces
- Divisible

Location Highlights

- Rare Northeast Phoenix location
- Immediate access to Loop 202 Full Diamond Interchange with high profile branding exposure up to 200,000 VPD
- GCP Zoning, City of Phoenix
- Multiple access points
- Additional land available for outside storage or trailer parking
- SRP substation 30 MW/6kv power available





Phoenix Highlights

Growth

- **Phoenix Metro:** 5th largest metropolitan area in the country
- **Maricopa County:** Fastest growing county in the country

Demographics

- 2021 Population Estimate: **4,998,484**
- 2021 Median Household Income: **\$68,676**
- 2021 Median Age: **36.4**

Education

- Associate's Degree: **8.7%**
- Bachelor's Degree: **20.8%**
- Graduate Degree: **11.9%**

Workforce

- **21.6%** Management, business, science, and arts occupations
- **23.5%** Sales and office occupations
- **11%** Production, transportation, and material moving occupations

*Source: CBRE Research

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