



±168,312 SF FOR LEASE OR SALE

Class A Distribution /
Manufacturing Facility

2550
— S 51ST AVENUE —



CAPROCK
PARTNERS



PROPERTY FEATURES



Total Building:
±168,312 SF
(Divisible to Suit)



Building Dimensions
591' x 264'



Spec Office
±2,310 SF

Exterior

8.19 Acre Lot

A-1, City of Phoenix Zoning

24 Dock-High Loading Doors

2 Oversized (14' x 16') Grade-Level Loading Doors

132 Parking Spaces

20 Trailer Stalls

Fully Secured Concrete Truck Court

±200' Truck Court Depth

4 Points of Ingress/Egress

Interior

Heavy Power: 3,600 Amps; 277 / 480 V

R-30 Insulation

Column Spacing: 52' x 51'

32' Clear Height

7" Floor Slab 4,000 PSI

ESFR Sprinklers

2,800 SF Additional Break Room, Drop Ceiling 10'

19,301 SF A/C Assembly Room, Drop Ceiling 10'

Five (5) Pit Levelers

LED Motion Sensored Warehouse Lighting

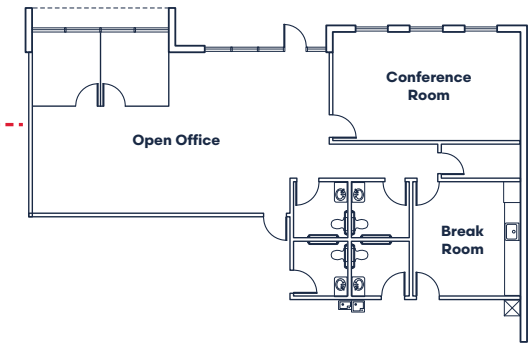
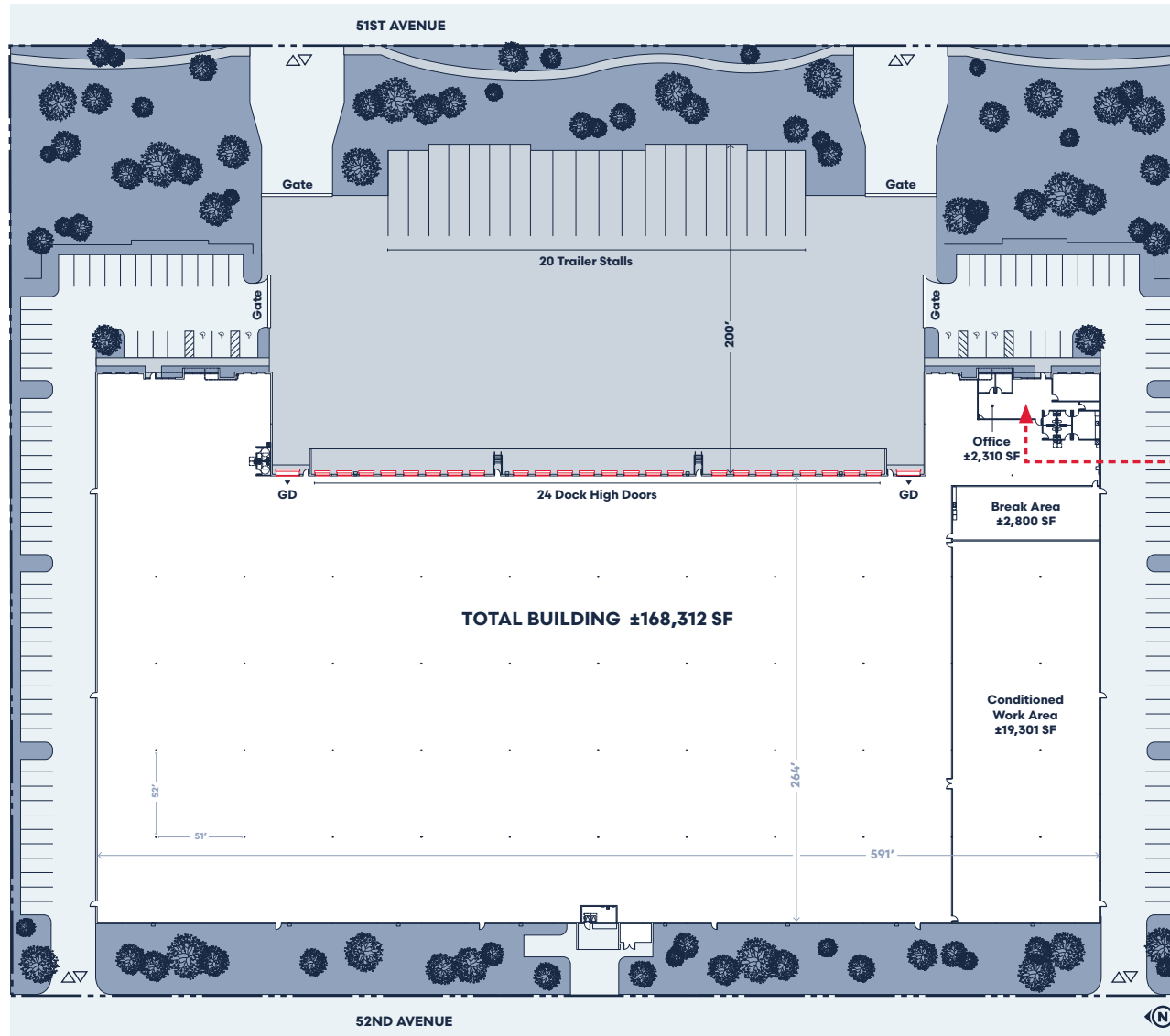
Evaporative Cooled Warehouse

Painted Interior Walls and Columns

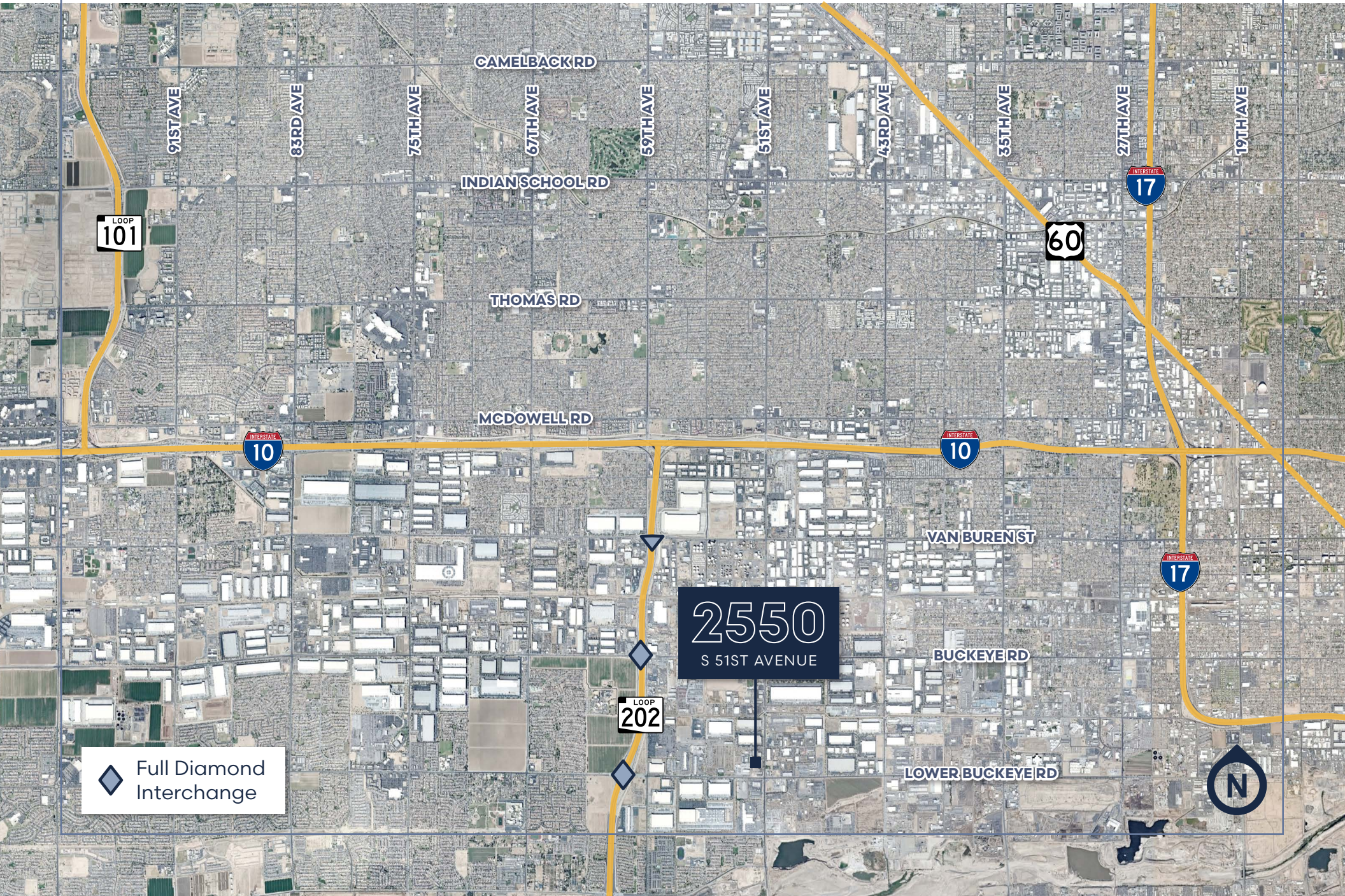
Remote Warehouse Restrooms



SITE PLAN



ACCESSIBLE LOCATION





Contact Us

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