

# 2 SUITES WITH YARD AVAILABLE

## FOR LEASE

### ±58,896 SF & ±117,780 SF

2225 S. 43RD AVENUE | SUITES 1 & 3 | PHOENIX | AZ

AVAILABLE 10/1/2025  
±58,896 SF (SUITE 3)

AVAILABLE NOW  
±117,780 SF (SUITE 1)

S. 43RD AVE.

W. GIBSON LN

**FOR MORE INFORMATION, CONTACT:**

**TREVOR MCKENDRY**  
Executive Vice President  
P: 602.575.2332 | F: 602.296.0819  
tmckendry@daumcre.com

**CHRIS ROGERS**  
Executive Vice President  
P: 602.575.2309 | F: 602.296.0819  
crogers@daumcre.com

**NICK REINHARDT**  
Associate  
P: 602.575.2314 | M: 602.501.4279  
nreinhardt@daumcre.com

**NICK FAJARDO**  
Associate  
P: 602.575.2322 | M: 972.400.6707  
nfajardo@daumcre.com

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OWNED BY:

maple*tree*

LEASING BY:

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

±117,780 SF AVAILABLE

2225 S. 43RD AVENUE | SUITE 1 | PHOENIX | AZ



# PROPERTY HIGHLIGHTS



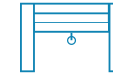
154'  
Concrete  
Truck Court



Heavy  
Power



Secured  
Storage Yard



4  
Grade Level  
Doors

## PROPERTY OVERVIEW : SUITE 1

- Available: ±117,780 SF
- Office: ±7,373 SF
- Clear Height: 26'-28'
- Suite Power: 1,300 Amps  
277/480V
- Column Spacing: 40' x 44'
- Sprinklers: Wet (ESFR Capable)
- Dock Doors: 15
- Grade Level: 4
  - (1) 22' x 16'
  - (1) 12' x 14'
  - (2) 14' x 14'
- Cooling: EVAP
- A-1 Zoning – City of Phoenix
- Auto Parking: 124
- ±28,500 Secured Yard





# FOR LEASE

## ±58,896 SF AVAILABLE

2225 S. 43RD AVENUE | SUITE 3 | PHOENIX | AZ

# PROPERTY HIGHLIGHTS



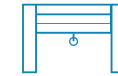
±58,896 SF  
Available



±1.7  
Acre Yard



Heavy  
Power



2  
Oversized  
Grade Level Doors



### PROPERTY OVERVIEW : SUITE 3

- Available: ±58,896 SF
- Office: ±2,500 SF
- Clear Height: 26'-28'
- Suite Power: 1,600 Amps  
277/480V
- Column Spacing: 40' x 44'
- Sprinklers: Wet (ESFR Capable)
- Dock Doors: 4
- Grade Level: 2
  - (1) 20' x 16'
  - (1) 12' x 14'
- Cooling: EVAP
- A-1 Zoning – City of Phoenix
- Auto Parking: 62





# FOR LEASE

±58,896 SF ON ±117,780 SF

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# AERIAL

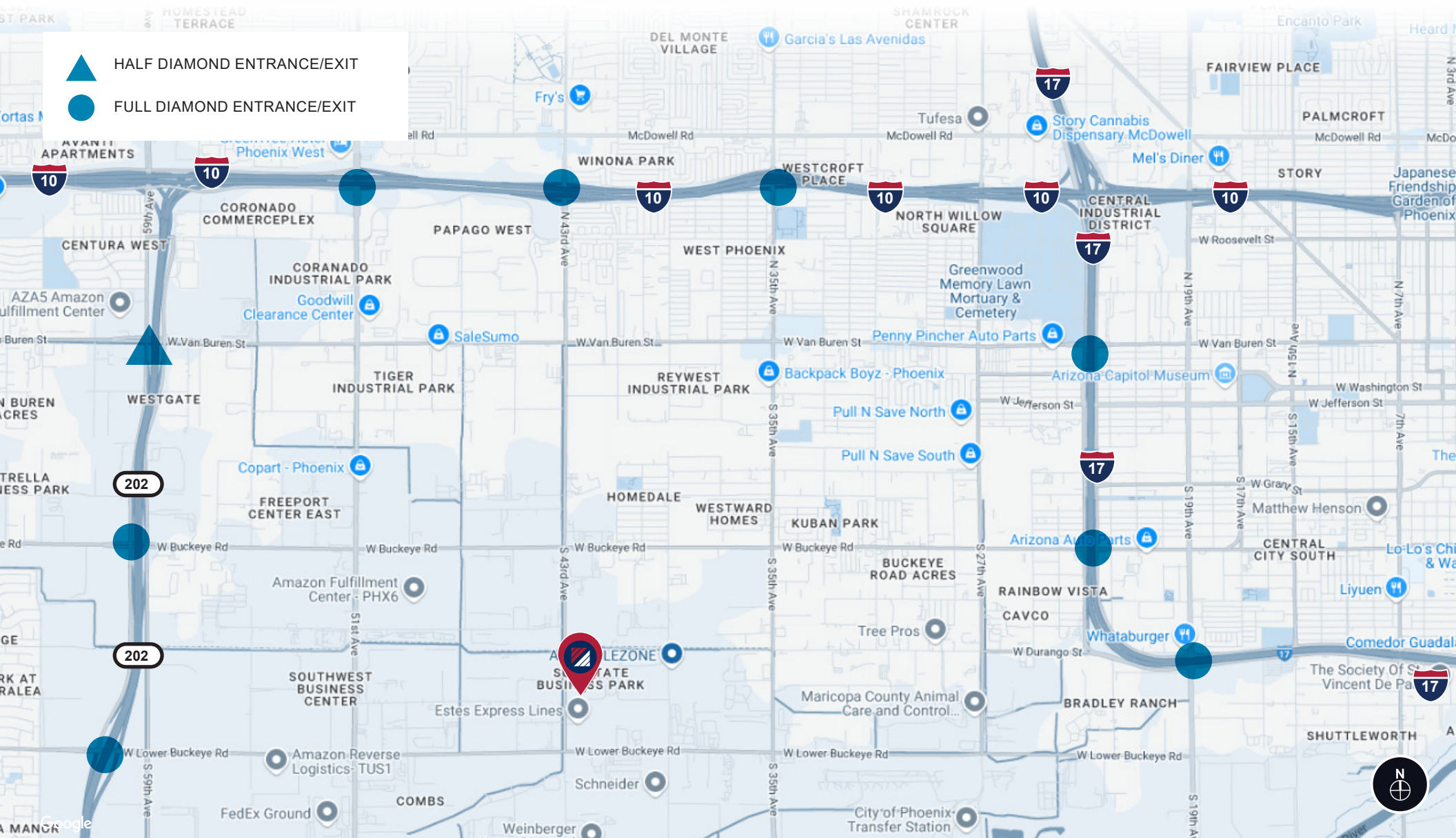




**2225 S. 43RD AVENUE | SUITES 1 & 3 | PHOENIX | AZ**

▲ HALF DIAMOND ENTRANCE/EXIT

● FULL DIAMOND ENTRANCE/EXIT



# 5

maple<sup>tree</sup>



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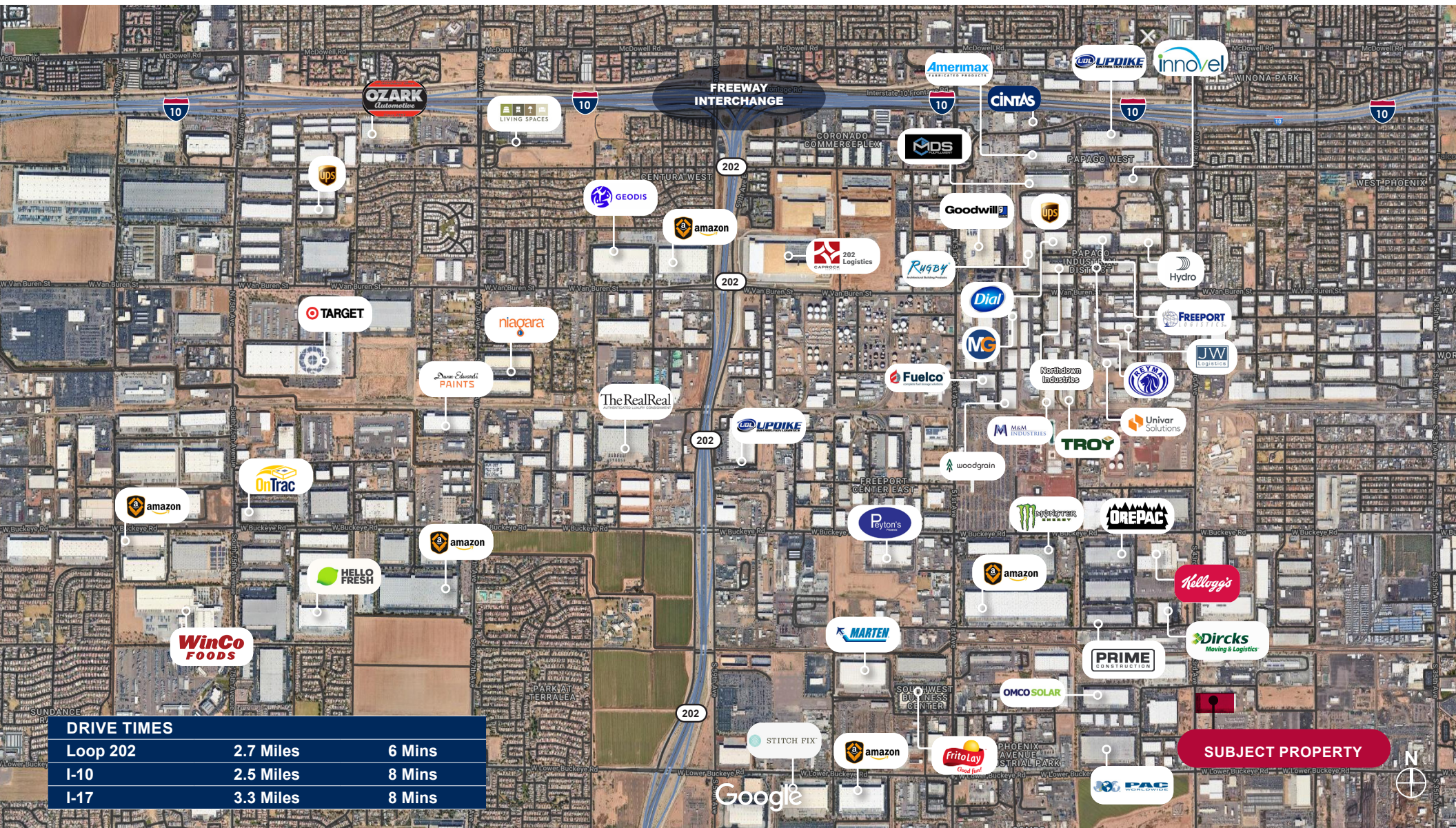


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# AMENITIES MAP



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