

# 1439 S 40th Avenue Phoenix, AZ

## FULL BUILDING 127,042 SF AC WAREHOUSE WITH OUTDOOR STORAGE



### Building Specifications

- Suite 1 - 89,622 SF available immediately
- Suite 2 - 37,420 SF available Nov 1, 2025
- 30' clear
- LED lighting
- New Warehouse HVAC and insulation
- 1.7 acre secured outdoor storage
- Suite 1 - 10,312 SF office and showroom [Reducible]
- Suite 2 - 4,254 SF office
- (44) 9'x10' Dock High Doors
- (2) double wide Dock High Doors
- (2) ramped Drive In Doors
- 160' deep truck court, shared
- 42 auto parking stalls expandable to 114
- 2,000 amps 480V 3-Phase
- In-ground truck scale

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