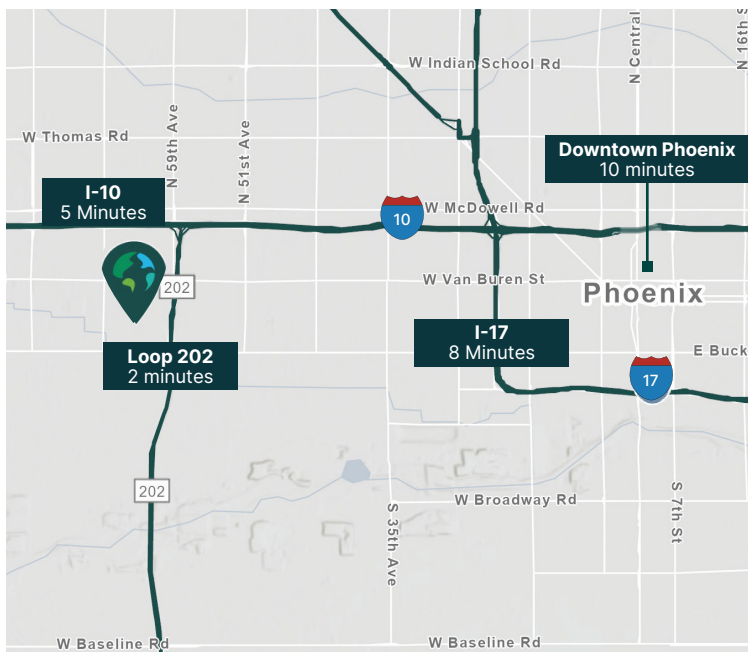


±168,615 SF

602 S 63rd Ave, Phoenix, AZ 85043 Prologis Phoenix Distribution Center #8



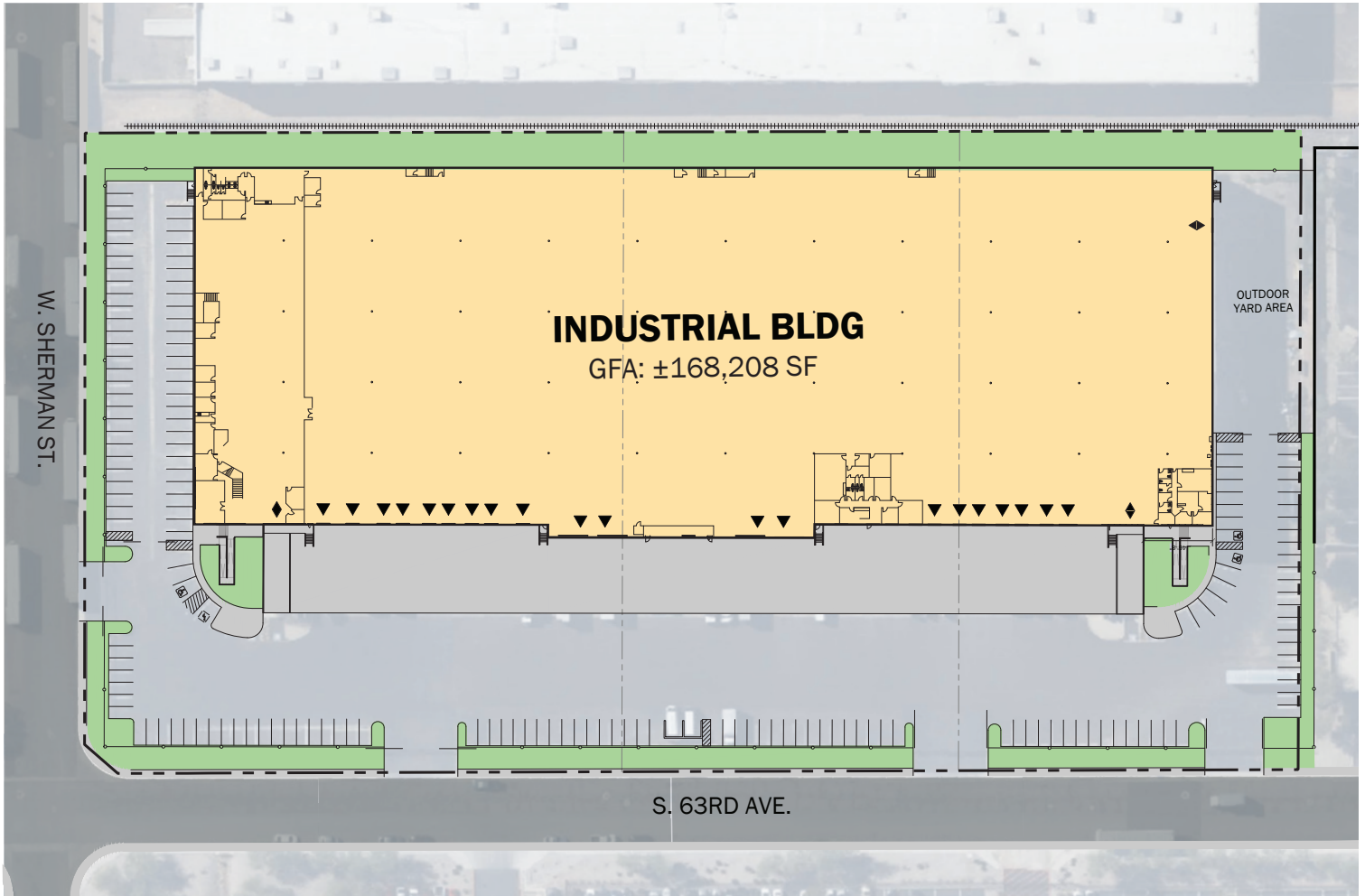
## Property Features

<b>Available Space</b>	±168,165 SF: Warehouse: ±145,950 SF Office Area: ±22,215 SF Office Mezzanine (not included in NRA): ±2,840 SF
<b>Clear Height</b>	32'
<b>Column Spacing</b>	48' (D) x 60' (L)
<b>Dock Doors</b>	23 with 17 Edge-of-Dock and 4 Pit Levelers
<b>Drive-in Doors</b>	2
<b>Car Parking Spaces</b>	165
<b>Electrical Service</b>	3,400A 277/480V (Expandable to 5,000A)
<b>Warehouse Cooling</b>	EVAP
<b>Lighting</b>	LED Motion-Sensored
<b>Sprinkler</b>	ESFR (K-.45/3,000)

- Located Within Phoenix's Infill Southwest Valley
- Less than 1 Mile From I-10 and Loop 202
- Approximately 8 Miles From Phx Sky Harbor



Unlock the full potential of your warehouse with one strategic, single-source partner.



## Prologis Make Ready Standards:

- 100% HVAC
- New LED Lighting
- New Office
- Sprinkler Upgrade

- ▲ DOCK DOOR
- ◆ DRIVE-IN DOCK DOOR

## CBRE

**CBRE**  
\*Cooper Fratt, SIOR  
+1 602 684 8770  
cooper.fratt@cbre.com

**CBRE**  
John Werstler, SIOR  
+1 602 622 5504  
john.werstler@cbre.com

**CBRE**  
Tanner Ferrandi  
+1 602 735 5624  
tanner.ferrandi@cbre.com

**Prologis**  
Jeff Foster  
+1 602 474 8383  
jfooster@prologis.com

**Prologis**  
\*Alicia Saxby  
+1 602 474 8364  
asaxby@prologis.com