



CLARION PARTNERS



For Lease

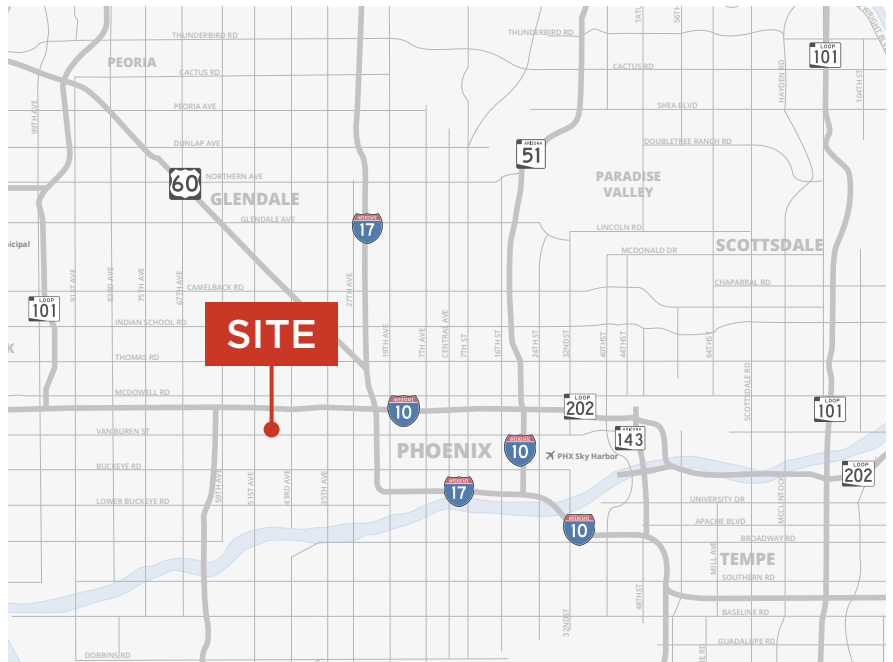
Papago Commerce Center
685 & 861 N. 47th Avenue
Phoenix, AZ 85043

±322,905 Square Feet Available



PARK FEATURES

- 322,905 SF available in two buildings
- Class A logistics center
- Controlled CCRs
- Quality infill location
- Institutional ownership (Clarion Partners)
- State-of-the-art construction
- A-1 zoning, City of Phoenix
- Two (2) full diamond interchanges for access
- Ample amenities in close proximity





CLARION PARTNERS

Papago Commerce Center



For more information on this opportunity, please contact

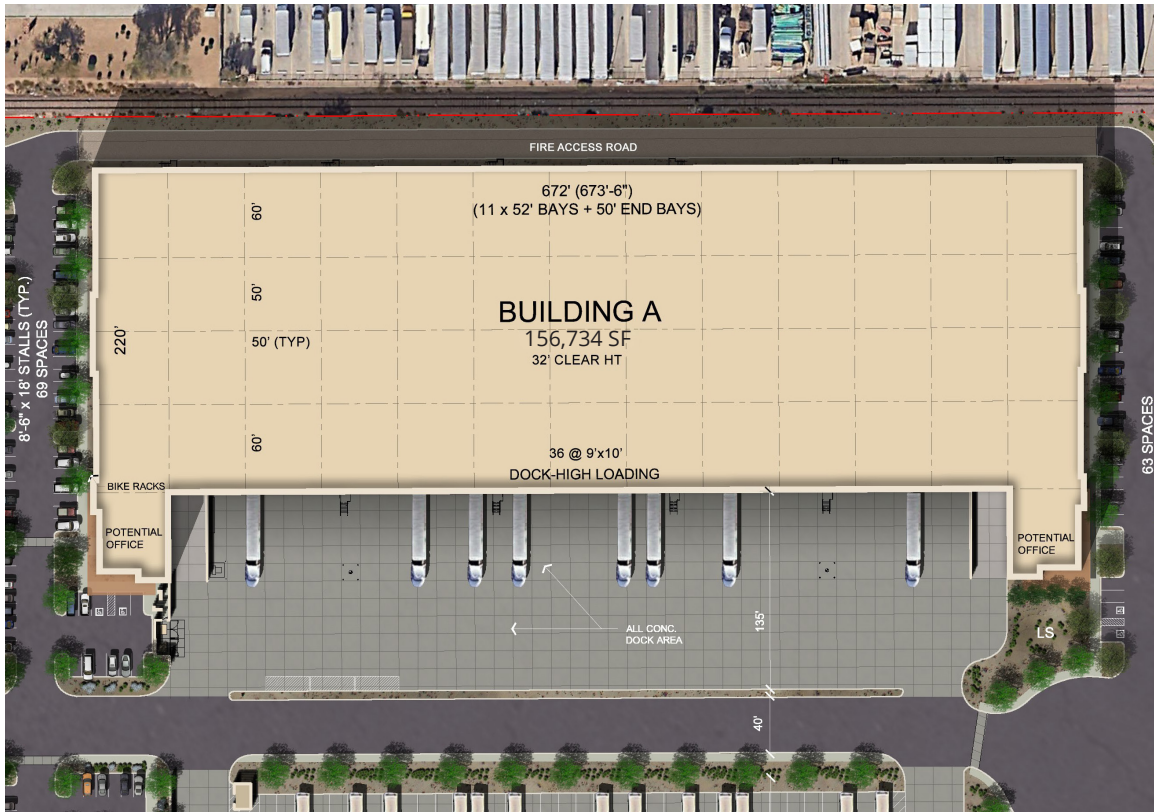
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2390 E Camelback Rd Ste 100
Phoenix, AZ 85016
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BUILDING A - 861 N. 47TH AVENUE

TOTAL SF:	156,734 SF	CLEAR HEIGHT:	32'
SPEC OFFICE:	2,854 SF	HVAC:	Full HVAC with insulation
CONFIGURATION:	Front loading	LIGHTING:	LED lighting (30 FC)
DOCK DOORS:	36 (9'x10')	COLUMN SPACING:	52'x50' (60' speed bays)
GRADE DOORS:	Two (2) ramp to grade	PARKING:	132 car stalls
PIT LEVELERS:	Ten (10) 40,000lb pit levelers	TRUCK COURT:	135' concrete
POWER:	3,000 amp, 277/480V Expandable	INSULATION:	R-38 roof deck, R-19 walls
SPRINKLERS:	ESFR	SLAB:	7" - 4,000 PSI Reinforced in speed bays

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BUILDING B - 685 N. 47TH AVENUE

TOTAL SF:	166,171 SF	CLEAR HEIGHT:	32'
SPEC OFFICE:	2,854 SF	HVAC:	Full HVAC with insulation
CONFIGURATION:	Front loading	LIGHTING:	LED lighting (30 FC)
DOCK DOORS:	36 (9'x10')	COLUMN SPACING:	58'x50' (60' speed bays)
GRADE DOORS:	Two (2) ramp to grade	PARKING:	149 car stalls, 36 trailer stalls
PIT LEVELERS:	Ten (10) 40,000lb pit levelers	TRUCK COURT:	185' concrete
POWER:	3,000 amp, 277/480V Expandable	INSULATION:	R-38 roof deck, R-19 walls
SPRINKLERS:	ESFR	SLAB:	7" - 4,000 PSI Reinforced in speed bays

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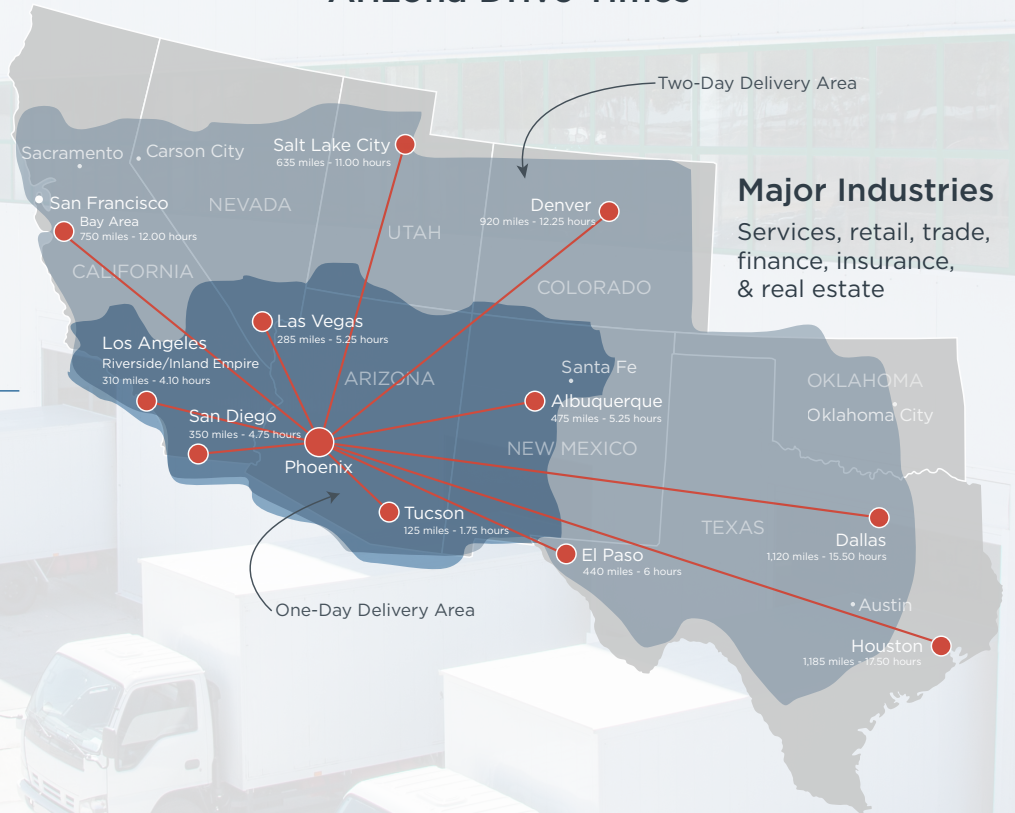


DEMOGRAPHICS & PROJECTED GROWTH

2024
Population: 5,149,752
Households: 1,922,675
Income: \$118,826
Median Age: 38.2

2029
Population: 5,399,639
Households: 2,048,005
Income: \$138,376
Median Age: 39

Arizona Drive Times



Major Industries

Services, retail, trade, finance, insurance, & real estate

Abundant Local Labor



2.65 Million
 Workers In Greater Phoenix Area



37.6 Years
 Average Age Of AZ Workforce



86.7% Educated
 Population With High School Degree or Higher

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