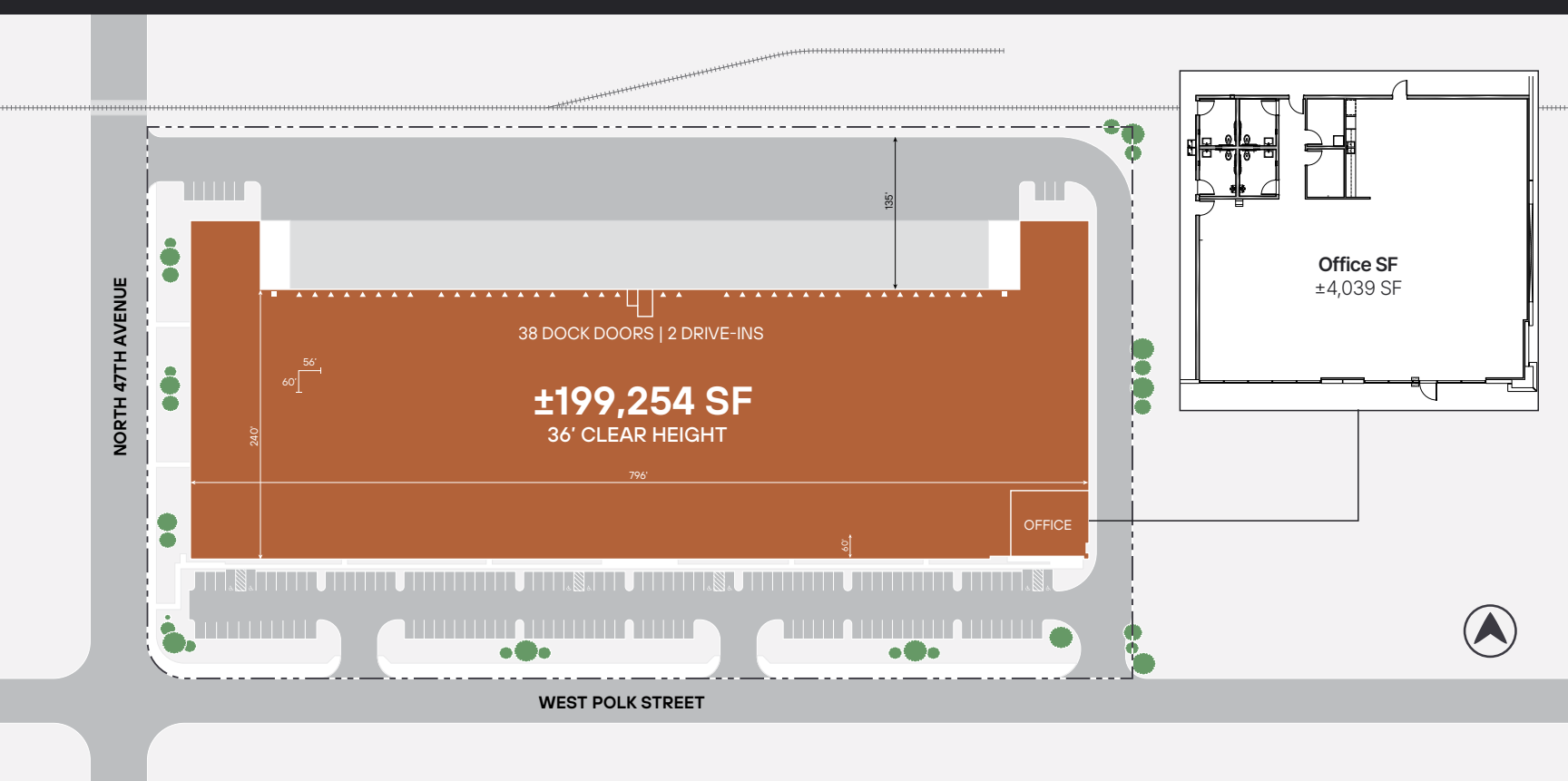


ROSEWOOD LOGISTICS CENTER

±199,254 SF

Class A Industrial Building
Delivering Q3 2026

431 North 47th Avenue, Phoenix, AZ



SPECIFICATIONS

431 North 47th Avenue, Phoenix, AZ

Available SF	±199,254 SF	Clear Height	36'	Loading Formatt	Rear
Office SF	±4,039 SF	Column Spacing	56' x 60'	Truck Court Depth	135'
Site Size	9.82 Acres	Dock Doors	38	Car Spaces	147
Building Dimensions	796' x 240'	Drive-Ins	2	Power	+3,000 amp (to-suit)

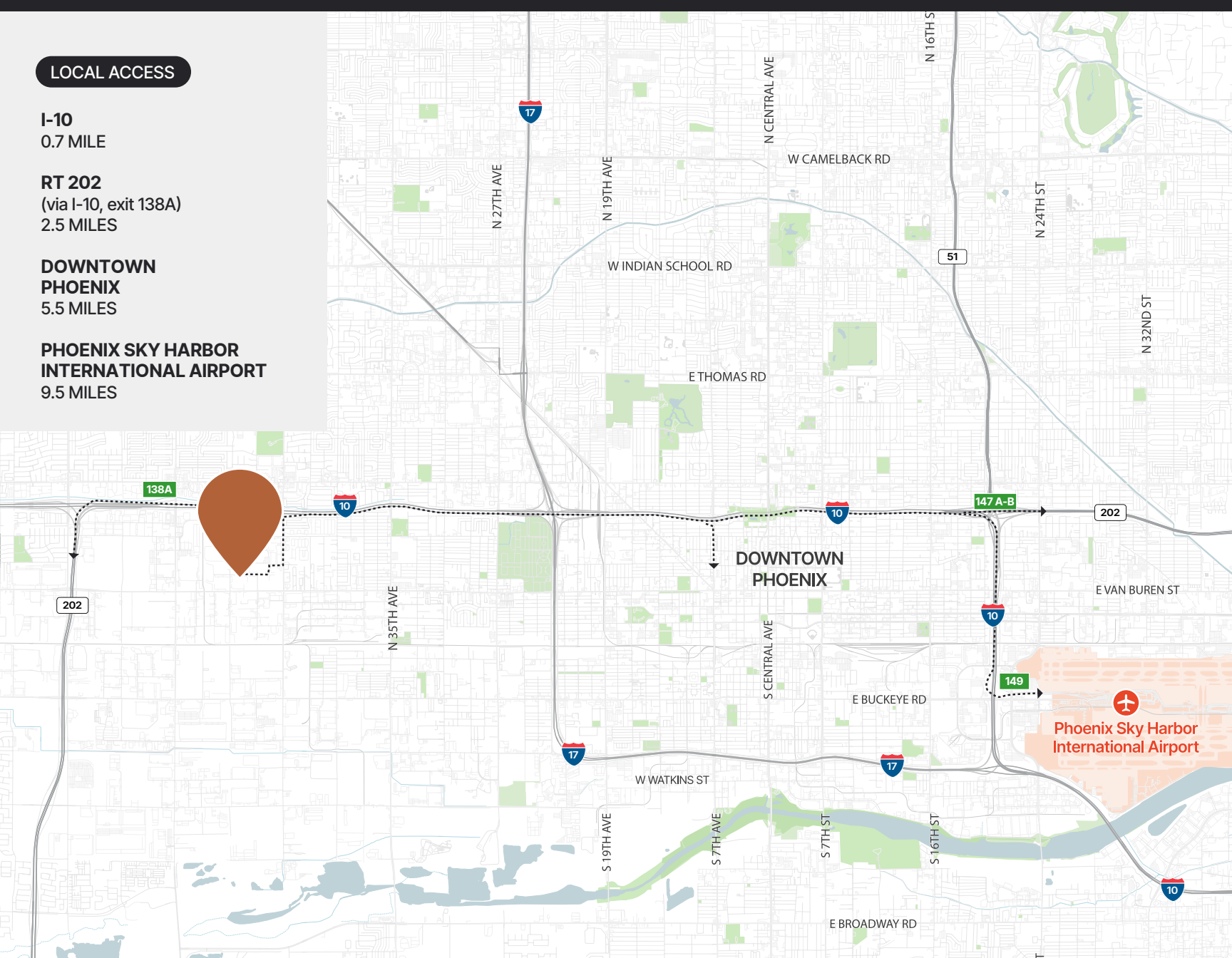
LOCAL ACCESS

I-10
0.7 MILE

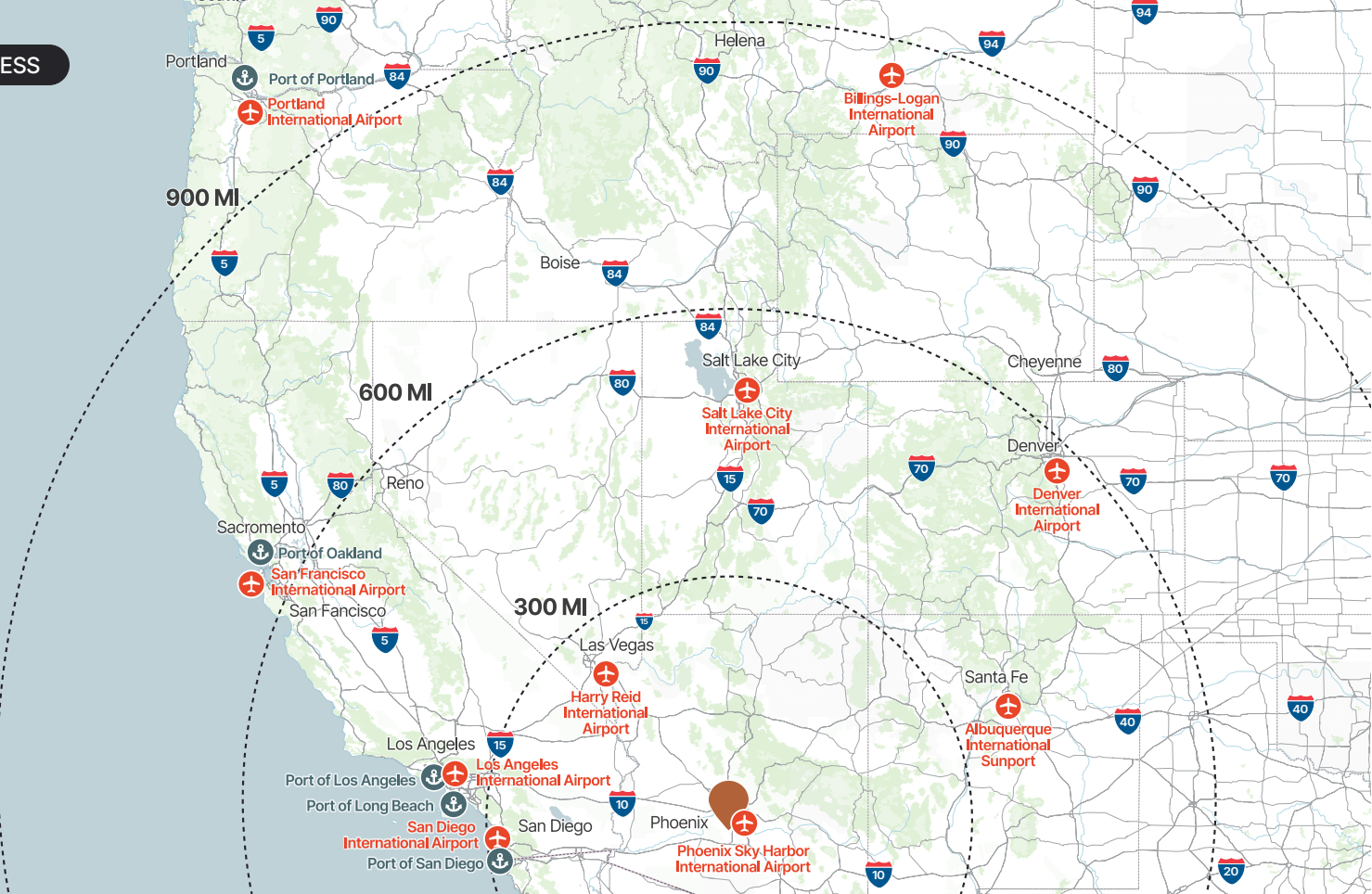
RT 202
(via I-10, exit 138A)
2.5 MILES

**DOWNTOWN
PHOENIX**
5.5 MILES

**PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT**
9.5 MILES



REGIONAL ACCESS



CONTACT INFORMATION

Cooper Fratt, SIOR

cooper.fratt@cbre.com
(602) 684 8770

Tanner Ferrandi

tanner.ferrandi@cbre.com
(602) 735 5624

Evan Koplan, SIOR, CCIM

evan.koplan@cbre.com
(602) 735 5232



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.