

83,200 SF INDUSTRIAL BUILDING | SINGLE OCCUPANT

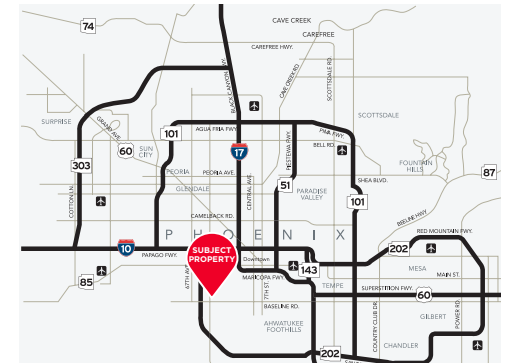
59TH AVENUE & LOWER BUCKEYE ROAD | PHOENIX, ARIZONA

FOR LEASE | SALE | BTS



PROPERTY FEATURES

- 84,200 Total Building SF with ±3,000 Office SF
- Situated on 6.15 acres
- 18 Dock Doors and 2 Ramps to Grade Level Doors
- 32' Clear Height
- LED Warehouse Lighting
- R-38 Warehouse Insulation
- Evaporative or Full A/C in warehouse
- 3200 Amps | 277/480V Power
- 8" Slab Thickness
- 50'x 40' (Typical) Column Spacing
- 210' Building Depth
- ± 100 Parking Spaces



For more information, please contact:

GARY ANDERSON
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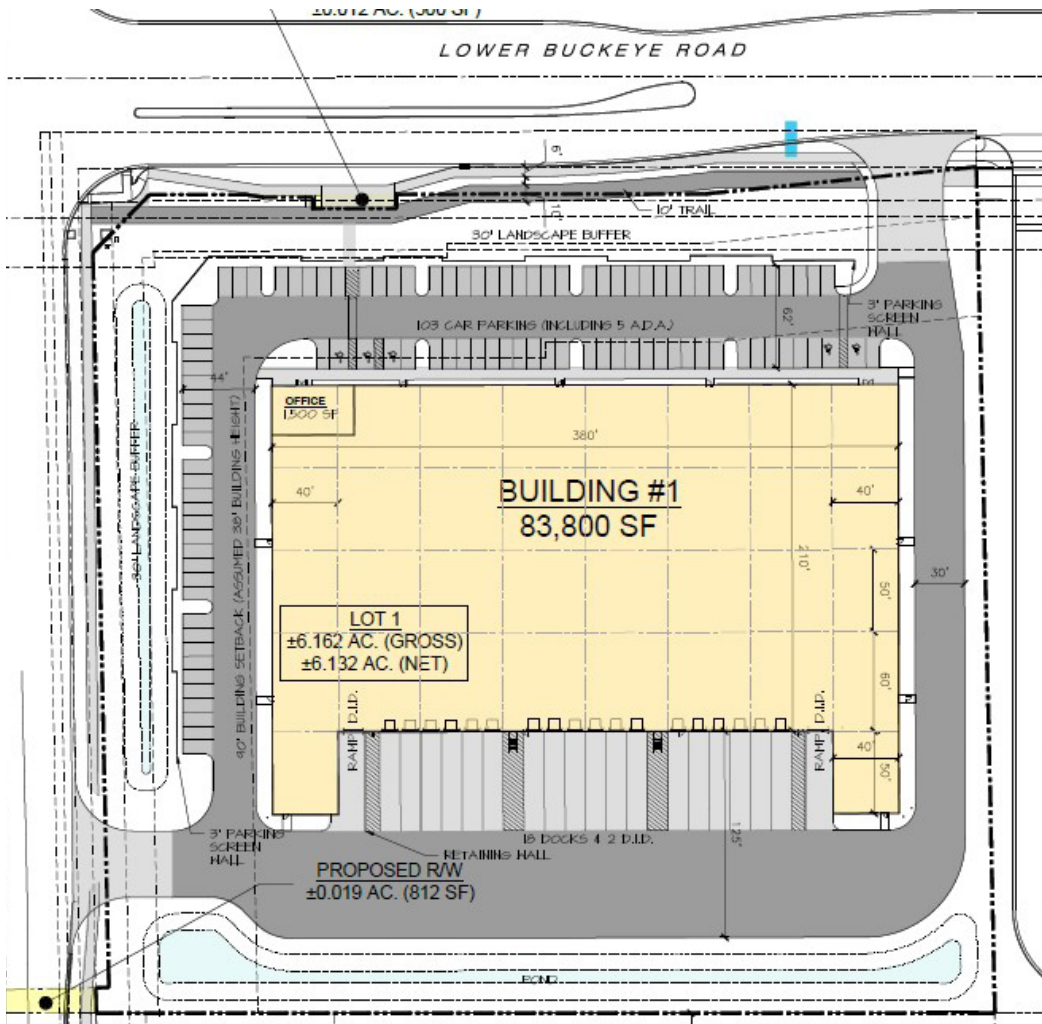
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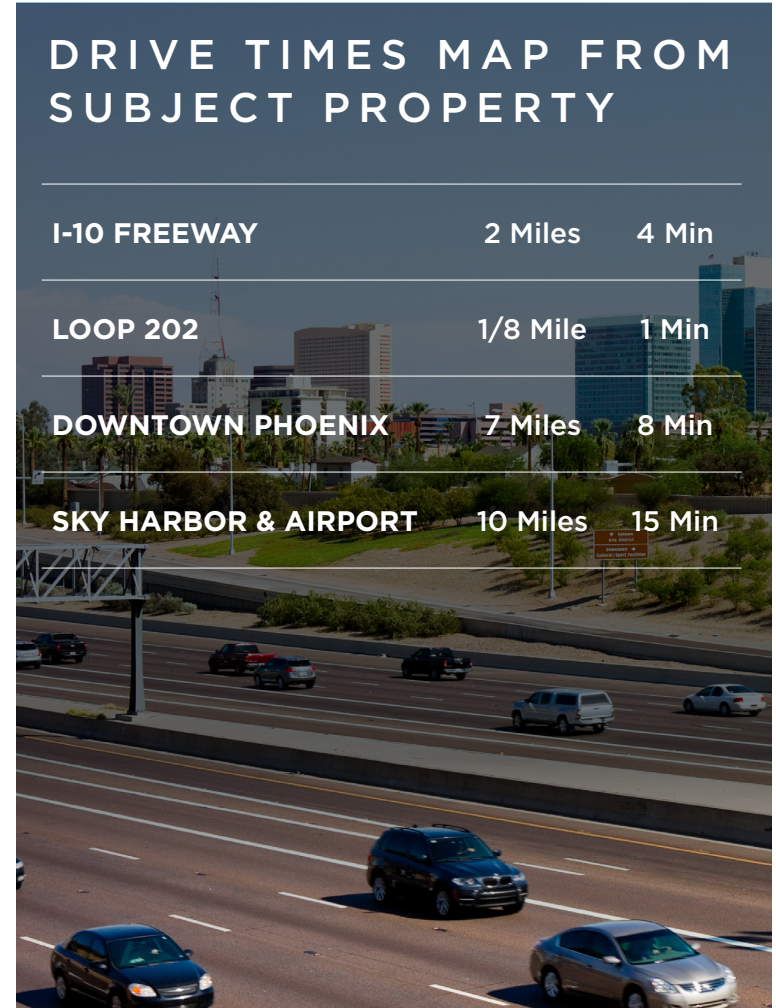
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DRIVE TIMES MAP FROM SUBJECT PROPERTY

I-10 FREEWAY	2 Miles	4 Min
LOOP 202	1/8 Mile	1 Min
DOWNTOWN PHOENIX	7 Miles	8 Min
SKY HARBOR & AIRPORT	10 Miles	15 Min



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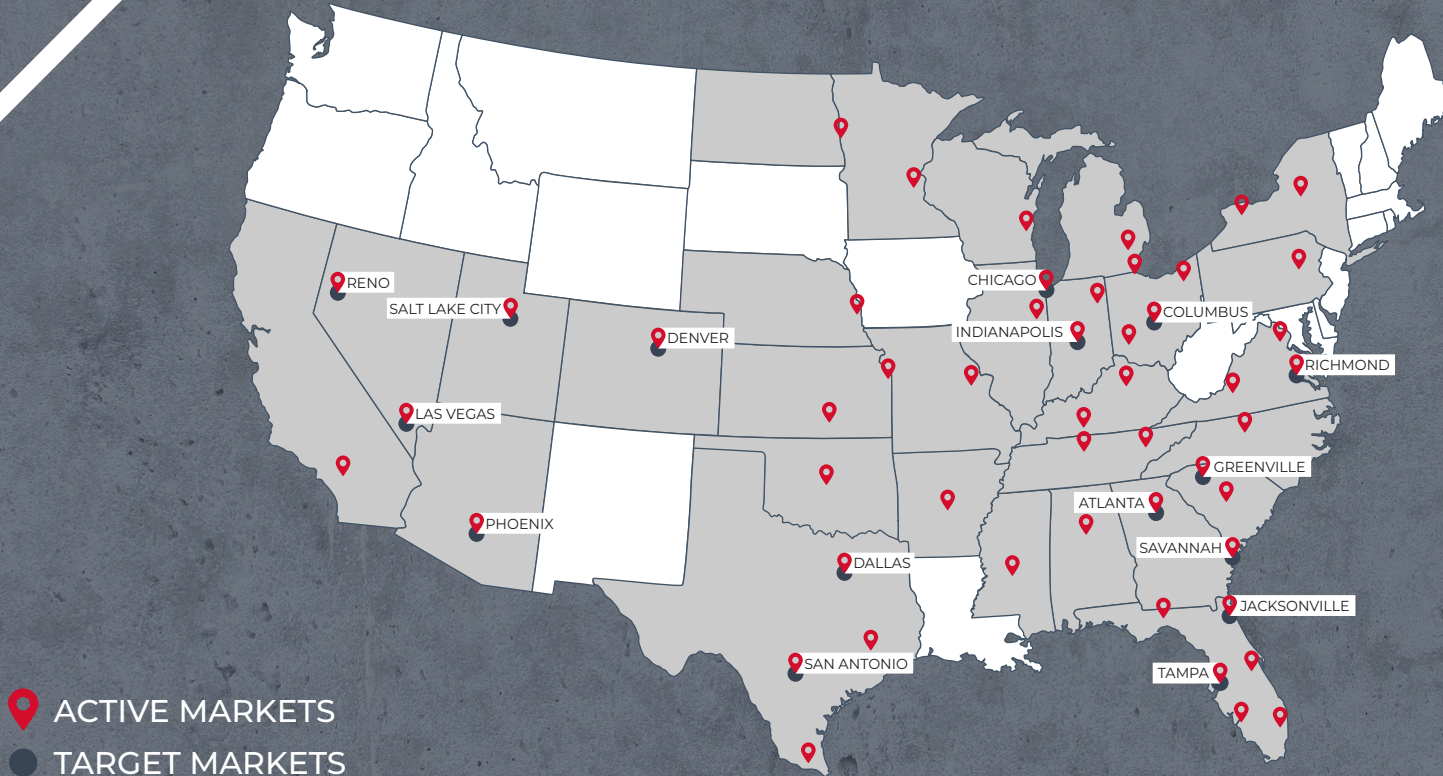




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BROAD MARKET COVERAGE



 ACTIVE MARKETS
 TARGET MARKETS

*Numbers reflect portfolio as of June 30, 2023

INDUSTRIAL PORTFOLIO
186 PROPERTIES

TOTAL SQUARE FOOTAGE
35 MILLION S.F.

NATIONAL FOOTPRINT
30 STATES



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