

Sublease Available

cresa



Warehouse | Distribution | Manufacturing Facility

2550 S 51st Ave.

Phoenix, AZ 85043

30,888 SF – 69,947 SF

Space Profile:

RSF:	30,888 RSF - 69,947 RSF
Rental Rate:	\$0.90/SF* *Does not Include City Rental Tax (2.9%)
NNN:	\$0.196/SF * *Does not Include City Rental Tax (2.9%)
Availability:	Immediate
Term:	Negotiable Short Term Available
Building Type:	Class A Warehouse
Parking:	.78/1,000
Submarket:	Buckeye Road

Space Features:

- 30,888 SF Space: 2 Dock Doors, 1 Oversized Grade Level Door
- 39,059 SF Space: 6 Dock Doors
- 32' Clear Height
- Fully Secured Concrete Truck Court
- Total Building Power 3600a | 277-480v

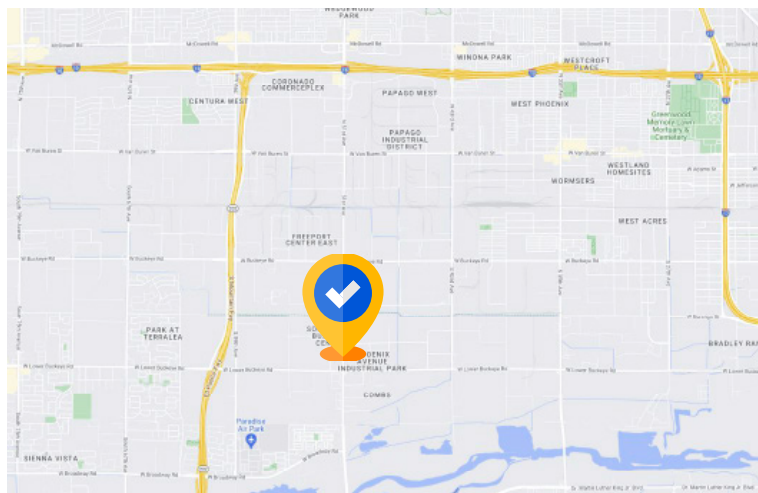
**For more
information
contact:**



Jason Malcolm
Principal
480.326.4579
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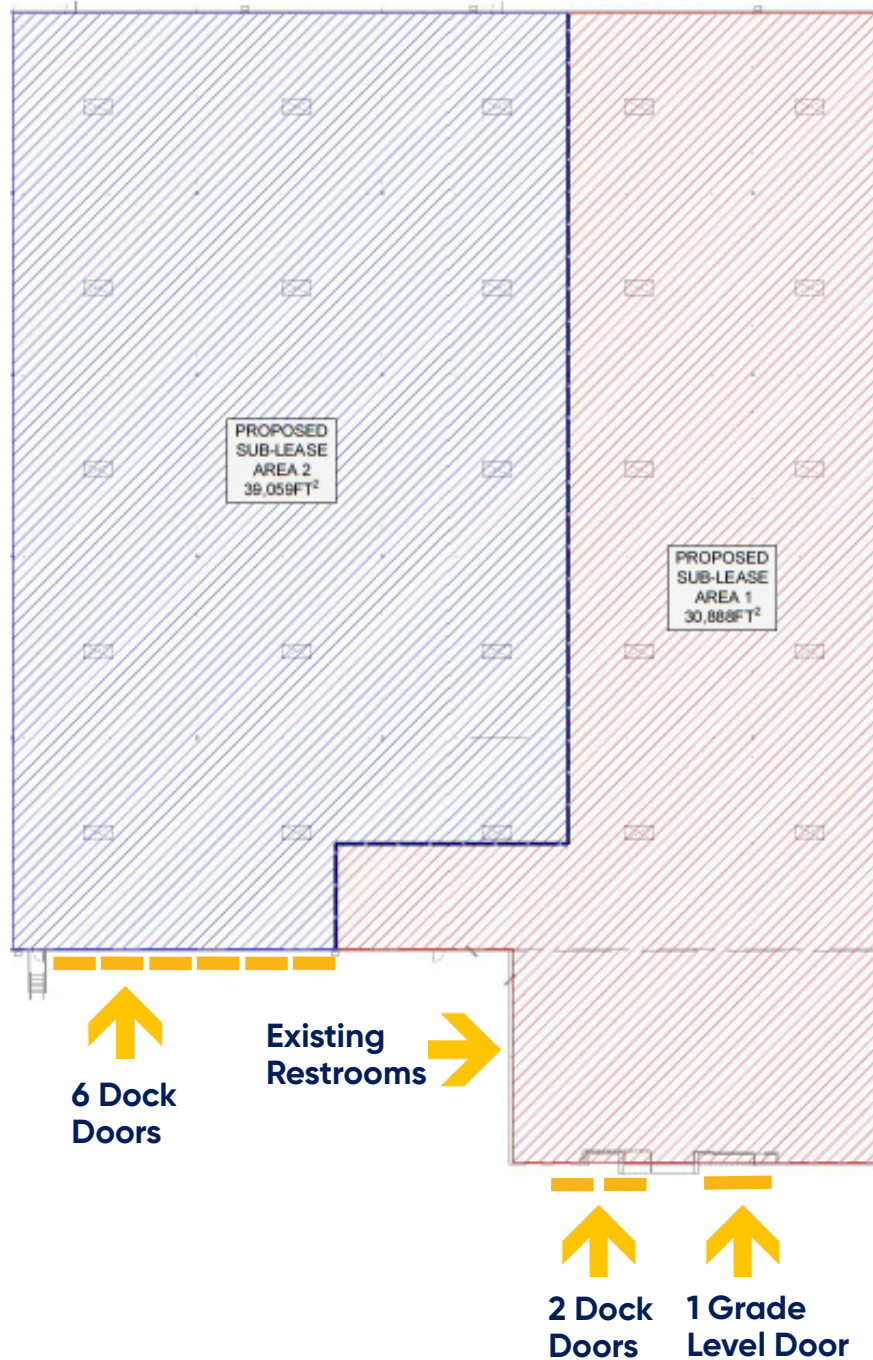
Rod Beach
Principal
602.690.7050
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2550 S 51st Ave Phoenix, AZ 85040

Floor Plan



Space Profiles:

RSF: 39,059 RSF

Availability: Immediate

Term: Negotiable | Short Term Available

Space Features: 6 Dock Doors

RSF: 30,888 RSF

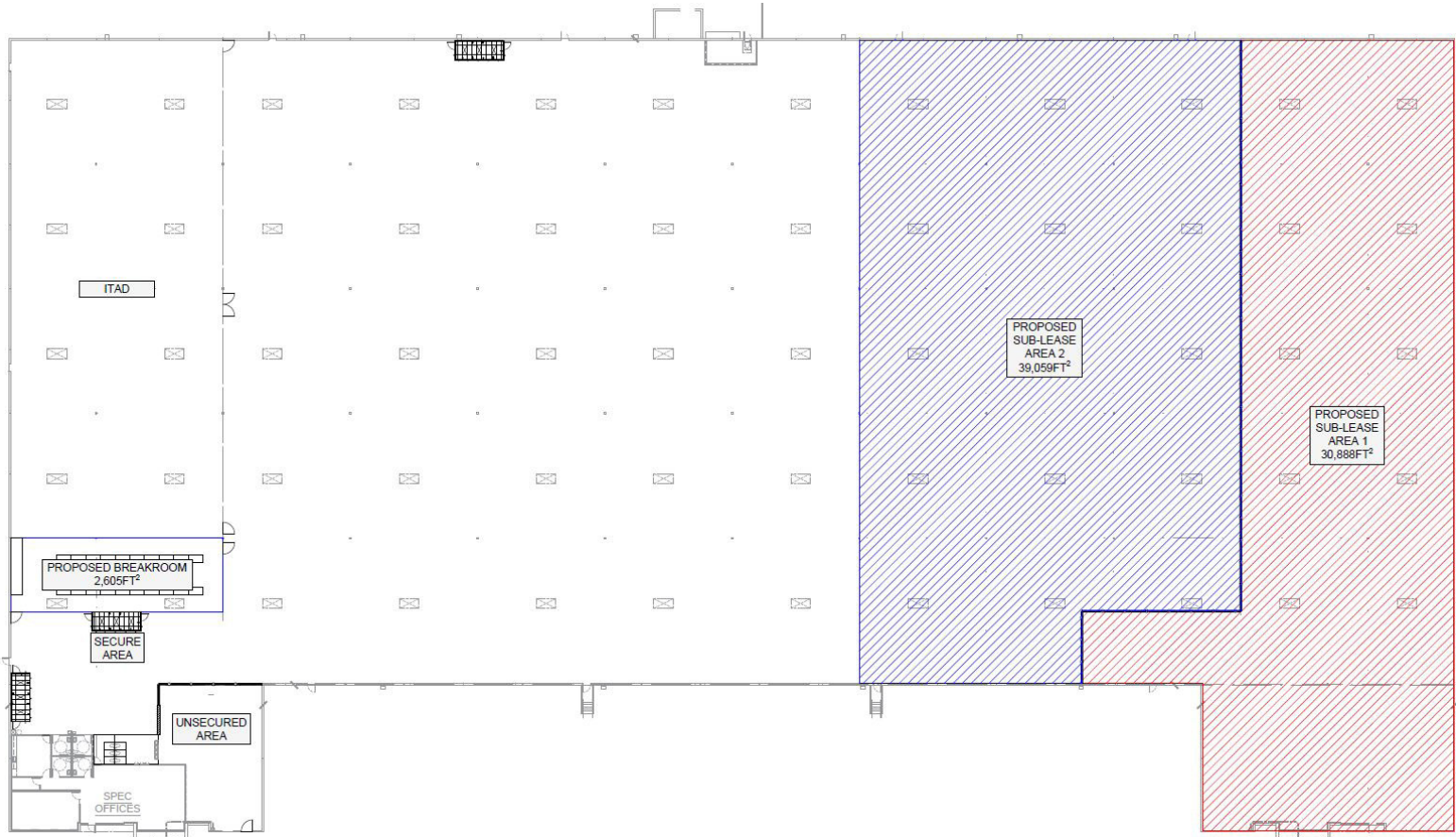
Availability: Immediate

Term: Negotiable | Short Term Available

Space Features: 2 Dock Doors, 1 Grade Level Door, Existing Single Stall Restrooms

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Building Profile:

Built:	June 2021	Columns:	52' x 51'
Total RBA:	168,312 SF	Zoning:	A-1, City of Phoenix
Building Dimensions:	591' x 264'	Yard Area:	Concrete Apron
Stories:	1	Clear Height:	32'
Land Acres:	8.20 AC	Total Bldg Power:	Heavy Power 3,600 Amps; 277/480v
Parcel Number:	104-40-010B	Sprinklers:	ESFR

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- **Newley Built Class A Warehouse | Distribution | Manufacturing Facility**
- **Located in the Buckeye Rd. Submarket with Close Proximity to South Mountain Freeway (Loop 202) Providing Access to the Entire Valley**



Corporate Neighbors



Aerial Overview



Surrounding Aerial

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