

**Sublease Available**

**cresa** ::



**Warehouse | Distribution | Manufacturing Facility**

**2550 S 51st Ave.  
Phoenix, AZ 85043**

**30,888 SF - 69,947 SF**

### Space Profile:

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

**For more  
information  
contact:**



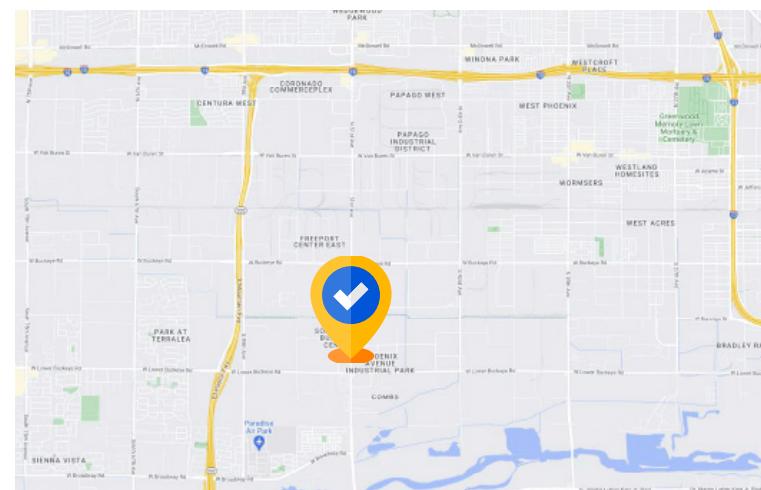
**Jason Malcolm**  
Principal  
480.326.4579  
jmalcolm@cresa.com



**Rod Beach**  
Principal  
602.690.7050  
rbeach@cresa.com

### Space Features:

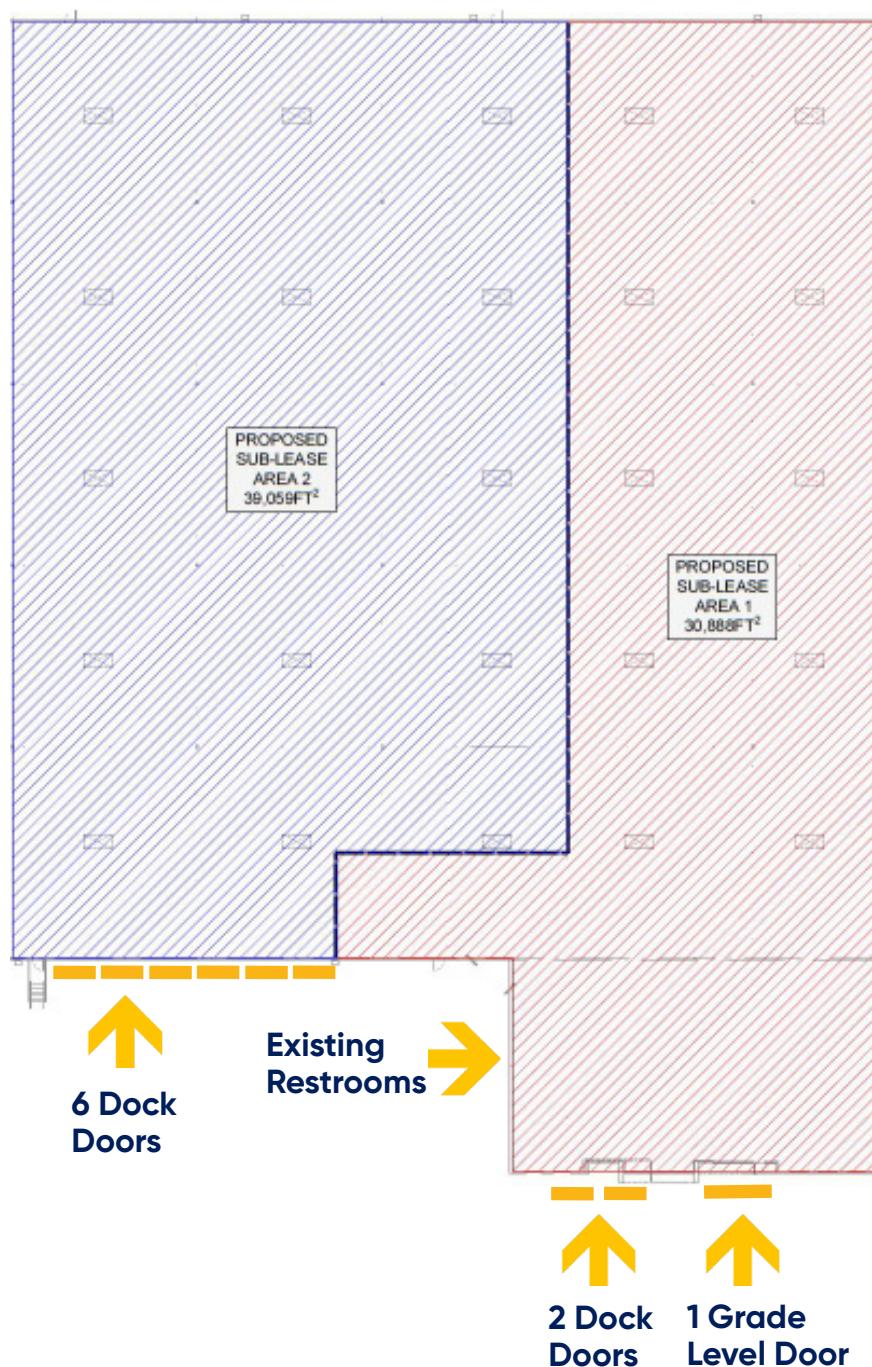
- 30,888 SF Space: 2 Dock Doors, 1 Oversized Grade Level Door**
- 39,059 SF Space: 6 Dock Doors**
- 32' Clear Height**
- Fully Secured Concrete Truck Court**
- Total Building Power 3600a | 277-480v**



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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

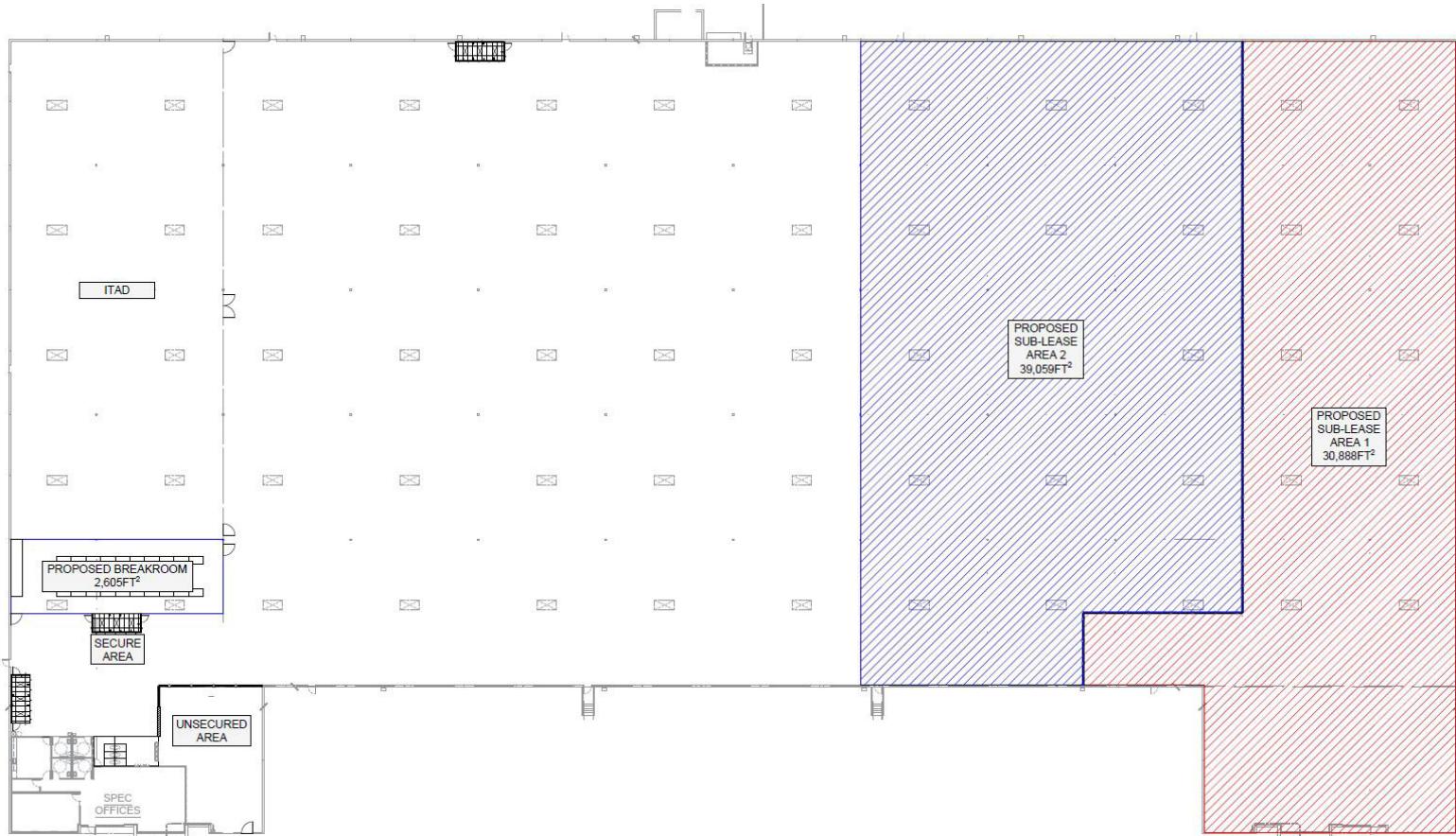
**Term:** Negotiable | Short Term Available

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

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## Building Profile:

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

## Contact



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### 30,888 SF - 69,947 SF



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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



Aerial Overview



Surrounding Aerial

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**Map Location**

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