

±51,680 SF FOR SALE OR LEASE

INDUSTRIAL/FLEX BUILDING

16402

N 28TH AVE | PHOENIX, AZ

CBRE



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PROPERTY FEATURES



±51,680 SF freestanding industrial building, divisible to ±20,000 & ±30,000 SF



±4.36 AC site with potential for large fenced yard or 6.58/1000 parking ratio



Industrial Park Zoning (City of Phoenix) allows outside storage



17' – 19' clear height



±1,600 AMPS 277/480 V Power



100% air conditioned building



Two grade level doors and one truckwell door (expandable)



Three points of ingress/egress



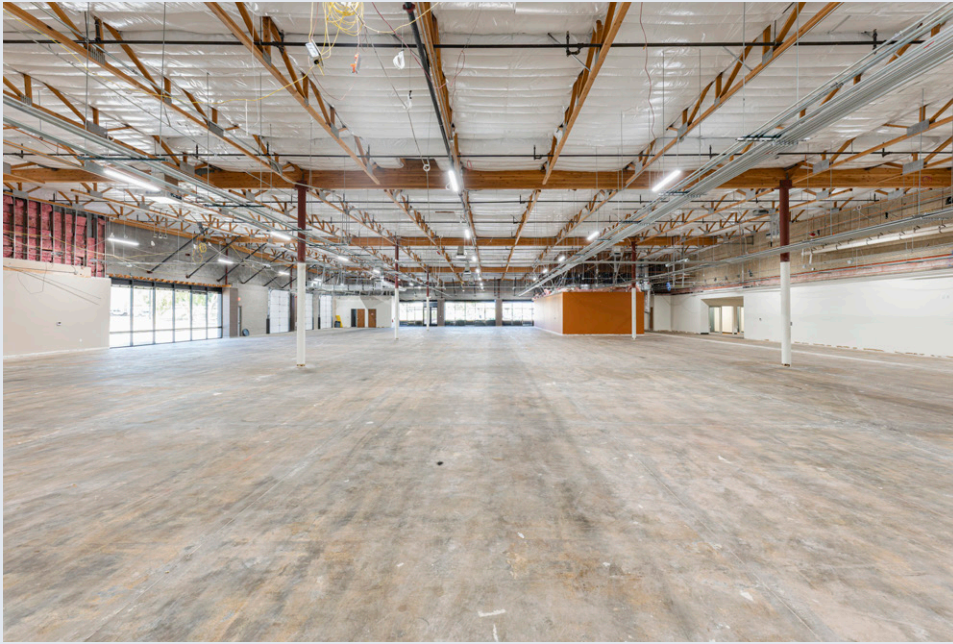
Professional business park environment



Located less than 10 miles from TSMC



Located ½ mile from full diamond interchange at Bell Rd & I-17





SITE OUTLINE
NOT TO SCALE



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±1/2 mile from full
diamond interchange
at I-17 & Bell Road

FREEWAY ACCESS



CORPORATE
NEIGHBORS

ADTALEM
GLOBAL EDUCATION

ARIZONA COLLEGE[™]
of Nursing

CLIMATEC
A Bosch Company

Consumer
Cellular[®]

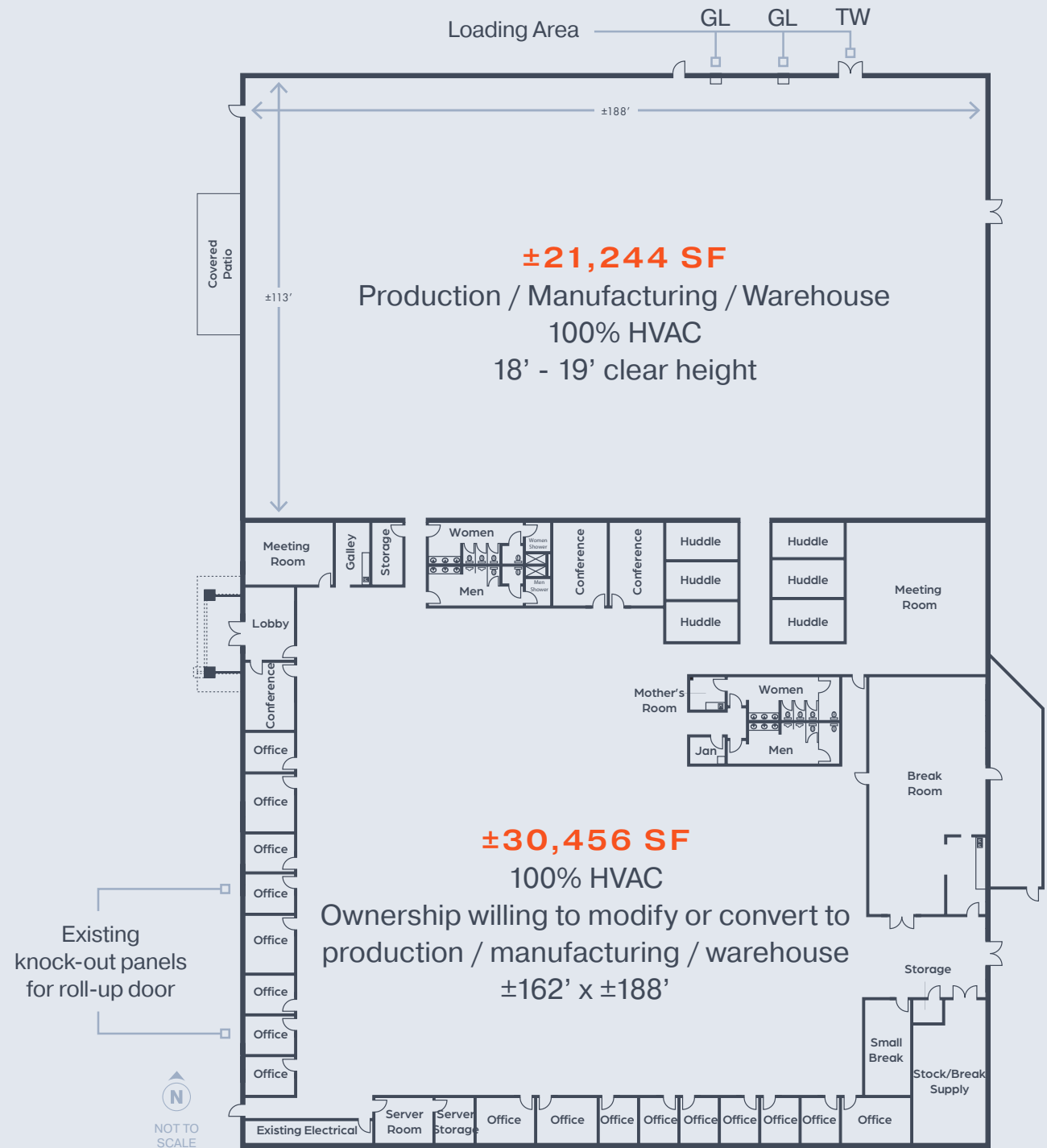
COX[®]

PAYCHEX[®]

TRIWEST
HEALTHCARE ALLIANCE[®]

WM
WASTE MANAGEMENT

FLOOR PLAN





NEARBY AMENITIES



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