



**±144,394 SF ON ±11.87 ACRES**  
2502 S 15TH AVE. PHOENIX, AZ 85007



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### PROPERTY OVERVIEW

**±144,394 SF on ±11.87 AC**

Site Size

**Rail Capable (BNSF)**

**Fire Sprinklered**

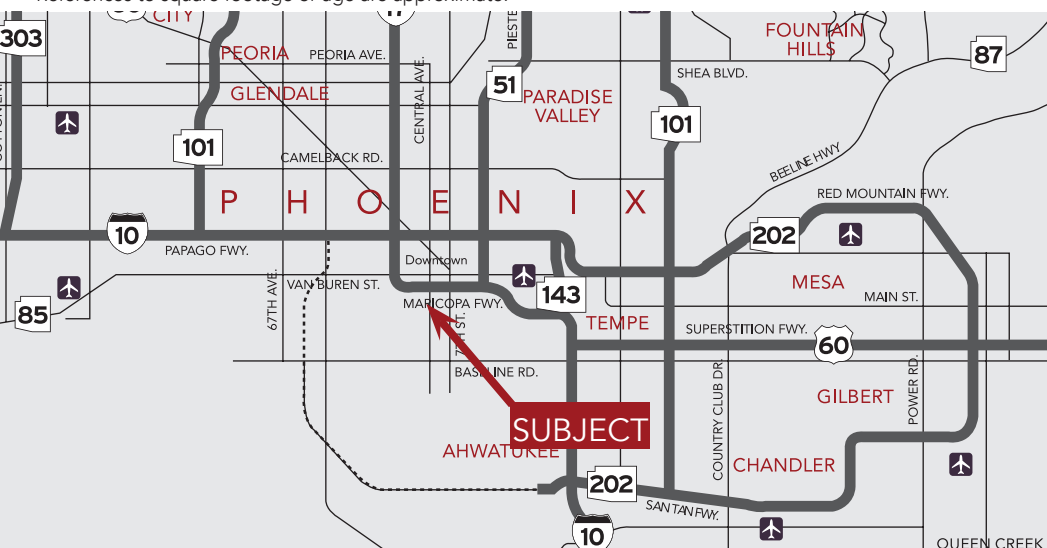
**A-2, Heavy Industrial**

Zoning

**\$0.85/SF Per Month NNN**

Lease Rate

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



### PROPERTY HIGHLIGHTS

#### 2402 S 15th AVENUE BUILDING (NORTH)

- 16'-24' Clear Height
- Dock High and Grade Level Loading
- (4) 18'W X 16'H Dock High Doors
- (6) 18'W X 16'H Dock High Rail Doors
- (15) 18'W X 16'H Grade Level Doors
- (2) 1,600 Amp, 277/480V Services and (1) 3,000 Amp, 277/480V Service
- Fully Fire Sprinklered

#### 2502 S 15th AVENUE BUILDING (SOUTH)

- 16'- 30' Clear Height
- (4) 18'W X 16'H Dock High Rail Doors
- (6) 30'W X 19'H Grade Level Doors (Automated)
- (1) 46'W X 19'H Grade Level Door (Automated)
- (1) 1,600 Amp, 277/480V Services and (1) 3,000 Amp, 277/480V Service
- Air Conditioning in Eastern 50K SF Section
- Natural Gas
- Fully Fire Sprinklered

### LOCATION FEATURES

- Centrally Located within 1 mile of I-17 Freeway (Full Diamond Interchange)
- 5 Miles to Sky Harbor International Airport







### 2502 (SOUTH)

- 16'- 30' Clear Height
- (4) 18'W X 16'H Dock High Rail Doors
- (6) 30'W X 19'H Grade Level Doors (Automated)
- (1) 46'W X 19'H Grade Level Door (Automated)
- Air Conditioning in Eastern 50K SF Section
- Natural Gas
- Fully Fire Sprinklered

### 2402 (NORTH)

- 16'-24' Clear Height
- Dock High and Grade Level Loading
- (4) 18'W X 16'H Dock High Doors
- (6) 18'W X 16'H Dock High Rail Doors
- (15) 18'W X 16'H Grade Level Doors
- (2) 1,600 Amp, 277/480V Services and (1) 3,000 Amp, 277/480V Service
- Fully Fire Sprinklered









35TH AVE

19TH AVE

7TH AVE

7TH ST

16TH ST

24TH ST

32ND ST

40TH ST



VAN BUREN ST

BUCKEYE RD

LOWER BUCKEYE RD

BROADWAY RD

SOUTHERN AVE

PHOENIX



SUBJECT