

835 N. 47TH AVE.

PHOENIX | ARIZONA 85043

FOR LEASE | 80,380 SF BUILDING
ON 8.16 ACRES OF LAND (DIVISIBLE)

LIGHT DISTRIBUTION

FOR MORE INFORMATION, CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

80,380 SF TOTAL

56,390 SF AVAILABLE

23,990 SF AVAILABLE

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PROPERTY FEATURES



±80,380 SF
Available (Divisible)



185'
Truck Court



8,000 SF Office
(Concrete Mezz 2nd floor;
addtl. storage)



Fenced / Screened Yard
Additional land available within yard
(pad ready/designed)



7
Dock High Doors
w/ Pit Levelers



Scale



2
Grade Level Doors



New landscape,
New striping
New paint & New roof



24'
Clear Height

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LOCATION OVERVIEW

CLOSE PROXIMITY

To Phoenix Sky Harbor International Airport,
Arizona State University and Abundant
Amenities

LOCATION

Less than 0.5 Mile to I-10 Full Diamond
Interchanges at both 43rd & 51st Avenue

1,450,000

Workforce Population within 45 Minute
Commute

SHIPPING COST

From Greater Phoenix to California are up to
75% Lower than other Mountain West Markets

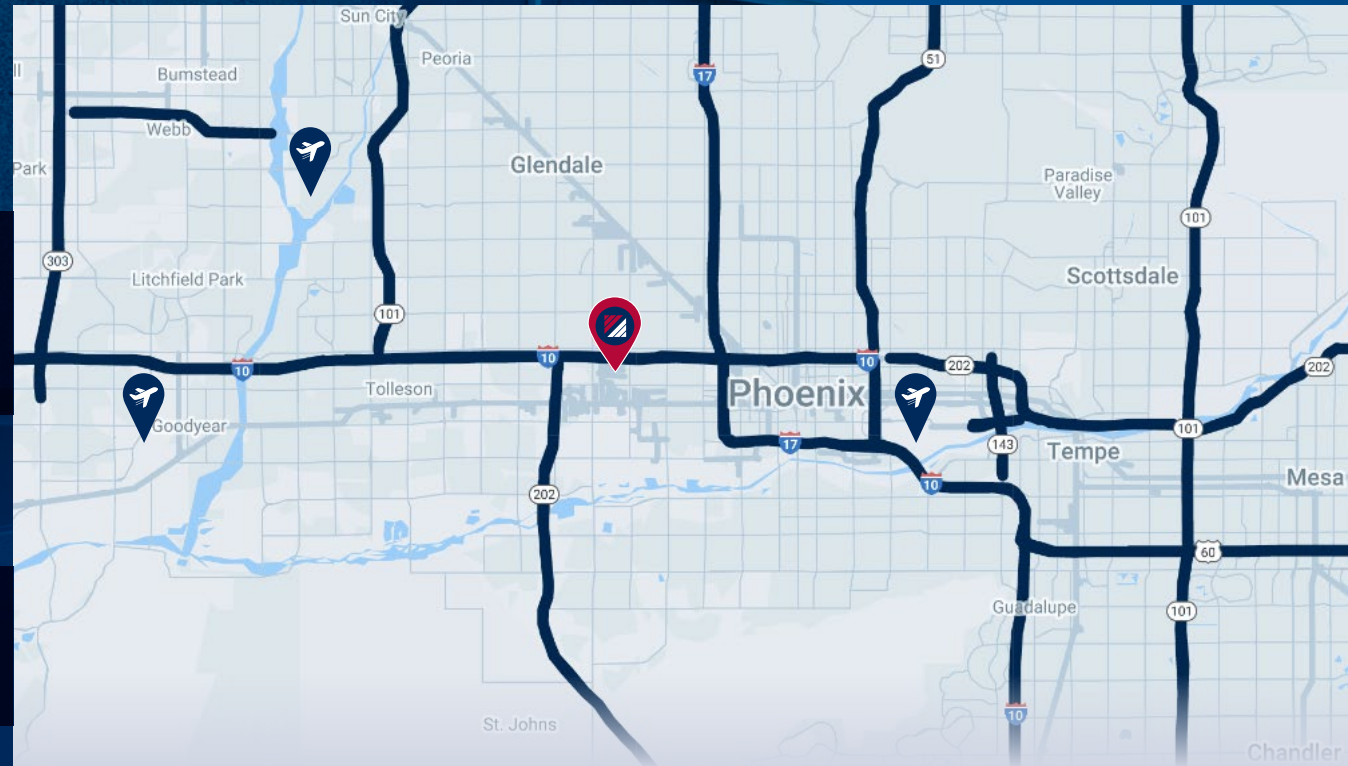
1-DAY TRUCK

Turnaround from ports in California and Mexico

<SIX HOURS

From Ports of Long Beach and Los Angeles

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POINTS OF INTEREST



Downtown Phoenix
12 min | 5.6 mi



AIRPORT

Phoenix Sky Harbor
International Airport
22 min | 13.8 mi

Glendale Municipal Airport
22 min | 13 mi

Phoenix Goodyear Airport
23 min | 15 mi



FREEWAYS

Interstate 10
4 min | 1.3 mi

AZ-202
6 min | 2.7 mi

Interstate 17
8 min | 3.9 mi

US Route 60
6 min | 3.6 mi

Loop 101
11 min | 8.4 mi



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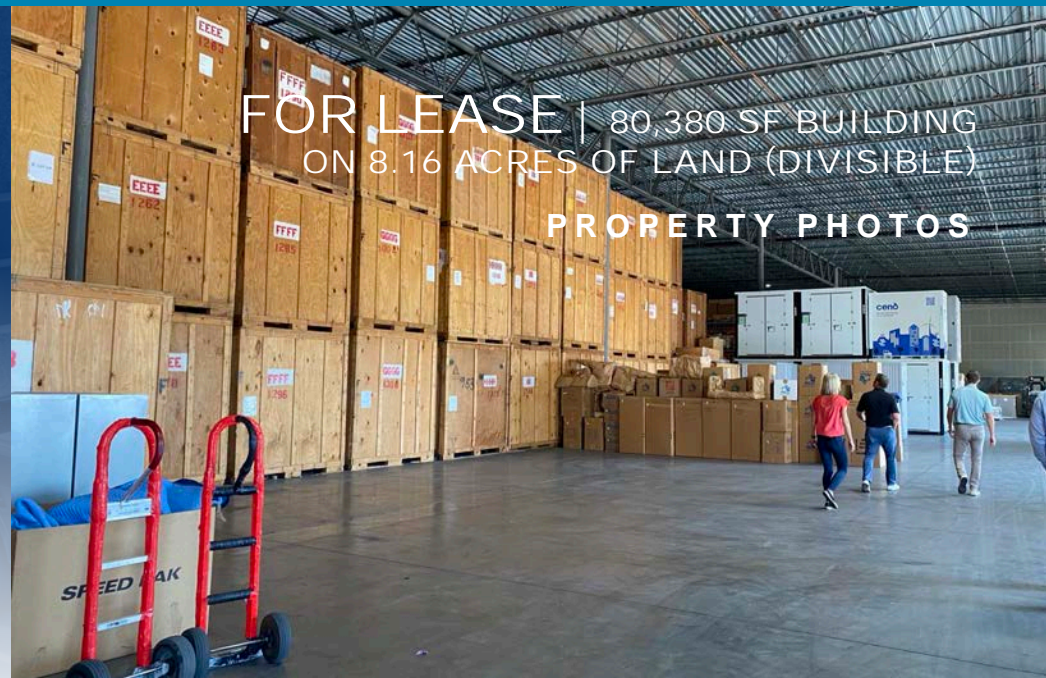
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PROPERTY PHOTOS



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DRIVE TIMES		
Loop 202	1.4 Miles	3 Mins
I-10	1.7 Miles	4 Mins
I-17	5 Miles	9 Mins

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