

Santa Fe Industrial Center

148,005 SF

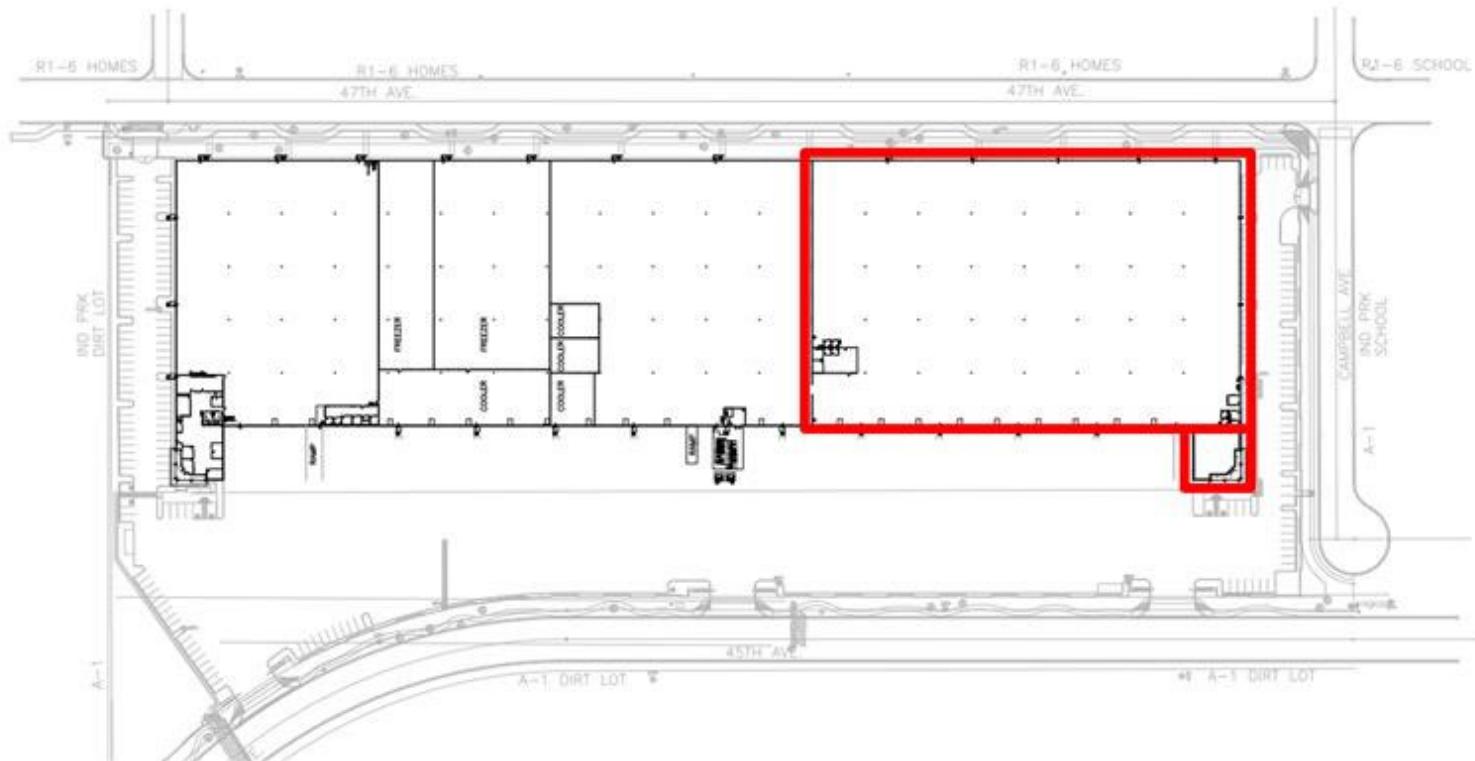
Available: 3/1/2026

4450 N 45th Ave
Phoenix, AZ 85031



Site Plan

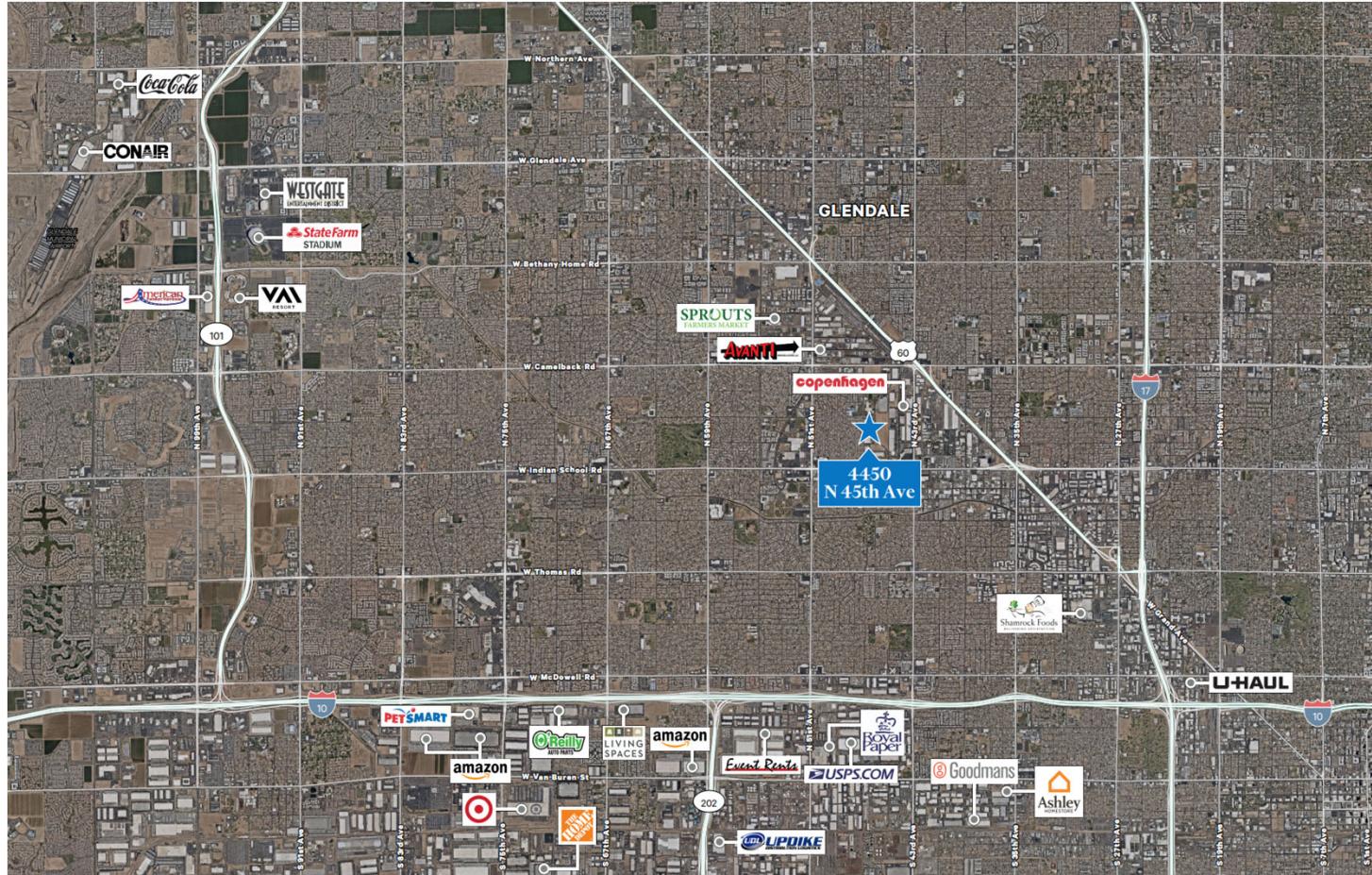
148,005 SF



Total Available	148,005 SF
Office Space	±2,700 SF
Clear Height	32'
Dock Doors	27 doors (25 w/ Pit Leveler)
Grade Level Doors	1 drive-in door
Power	1,600 Amps @277/480V
HVAC	Fully HVAC warehouse
Truck Court	191', fully concrete
Zoning	IND PK (Phoenix)

Year Built	2017
Sprinklers	ESFR
Trailer Parking	Ample Trailer storage
Car Parking	79 surface parking spaces
Column Spacing	60' x 60'
Lighting	LED with motion sensors
Site Size	16.15 acres
Certification	LEED Silver
Insulation	R38

Location Highlights

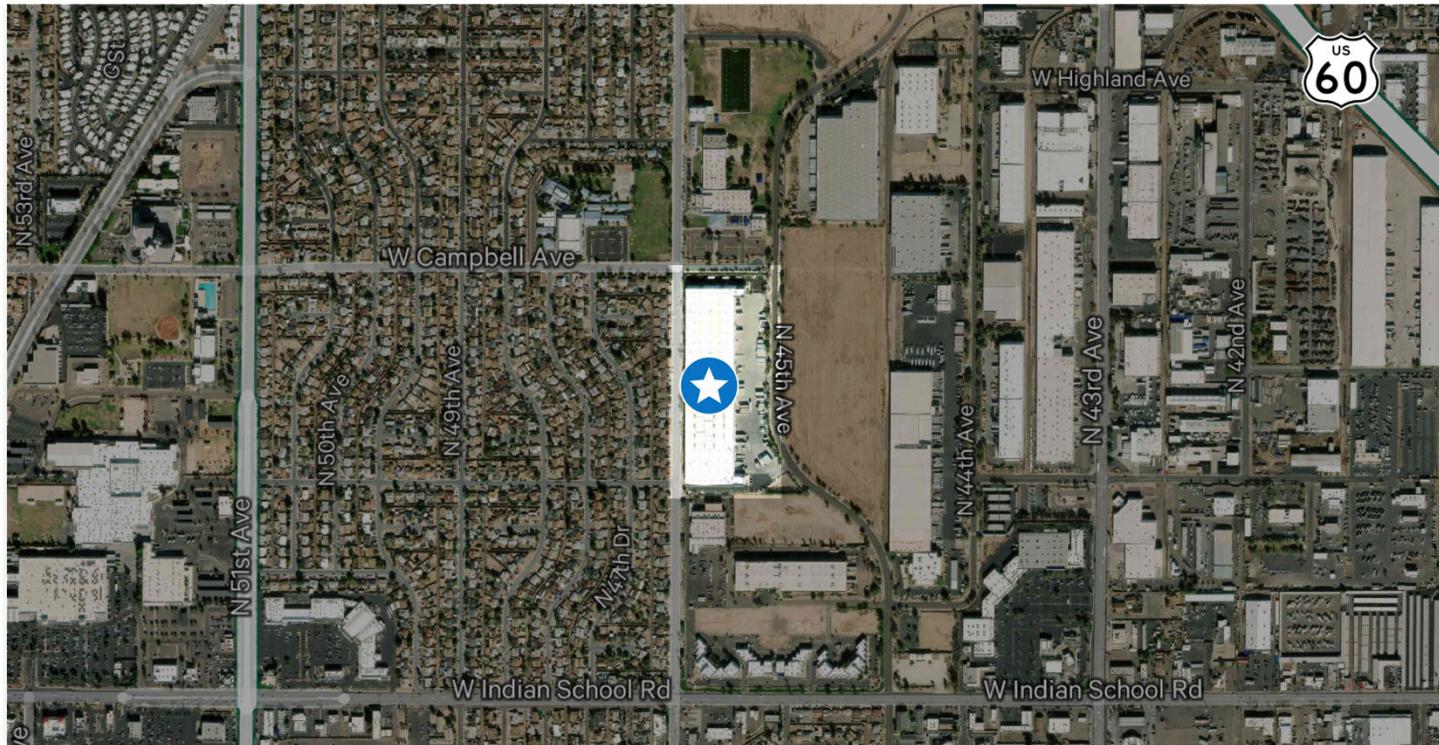


- **Location:** Strategically located within Metro Phoenix
- **Freeway access:** I-17, US 60, I-10
- **Airport Access:** 20 mins
- **Labor Force:** 1.4M within a 30-min drive
- **Neighborhood:** Adjacent to abundant housing and corporate neighbors

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4450 N 45th Ave | Phoenix, AZ 85031

For Lease



Contact us

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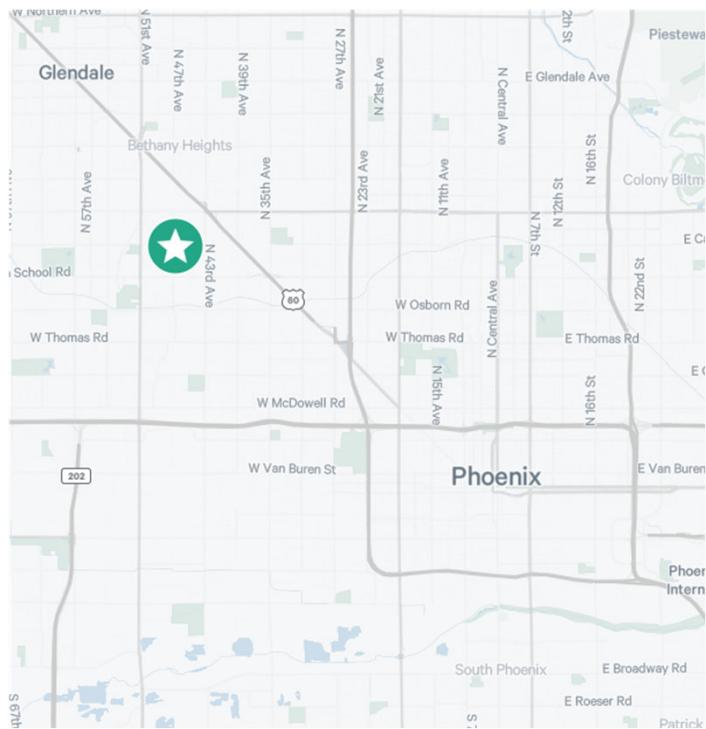
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