

For Lease

±11,300 SF -
±206,458 SF
Dry Warehouse
Available

±16,258 SF
Freezer/Cooler

» NEW OWNERSHIP with major improvements underway



STRONG INFILL LOCATION

NEW HVAC

HEAVY POWER

LED LIGHTING

ZONED A-2



LOGISTICS CENTER

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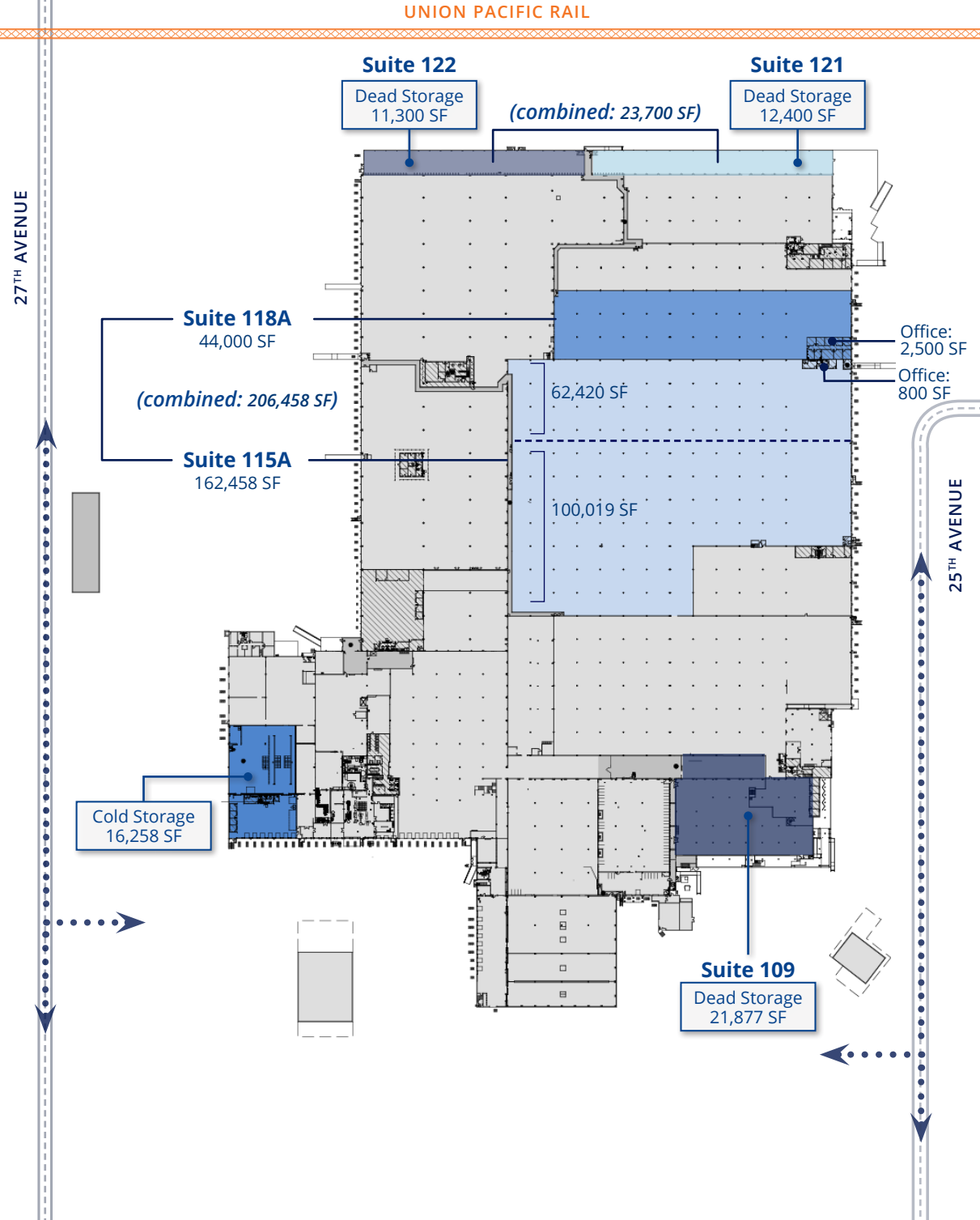
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Colliers

Property Highlights

11,300 - 206,458 SF available

- » **Building Size:** ±850,000 SF
- » **Available Sizes:**
 - 44,000 SF (Suite 118A) — Move-in ready
 - 162,458 SF (Suite 115A)*
 - *can be demised down to 62,420 SF - 100,019 SF*
 - (Available 3/1/26) 206,458 SF (combined)
 - 11,300 SF (Suite 122)
 - 12,400 SF (Suite 121)
 - (combined 23,700 SF)
 - 21,877 SF (Suite 109)
 - 16,258 SF COLD STORAGE — Move-in ready
- » **22' Clear Height**
- » **A-2 Zoning, City of Phoenix**
- » **LED Lighting**
- » **HVAC or EVAP Available**
- » **Heavy Power Available**
up to 3,000 AMPS
- » **Natural Gas** on-site
- » **Fire Sprinklers**
- » **Fully Fenced & Secure**
with on-site **Security**
- » **Drive-in Ramps Available**
- » **New Ownership** to make
Major Improvements



Suite 115-A

- » **Size:** 162,458 SF
- » **Docks:** Thirteen (13)
- » **Office:** 800 SF
- » **Power:** up to 3,000 AMPs
- » **Asking Rate:** \$0.74/SF NNN with \$0.15 opex
- » **Available March 2026**

Suite 118-A

- » **Size:** 44,000 SF
- » **Docks:** Four (4)
- » **Office:** 2,500 SF
- » **Power:** up to 3,000 AMPs
- » **Asking Rate:** \$0.80/SF NNN with \$0.15 opex
- » **Move-in Ready**

*can be demised down to 60k-100k SF:



Suites Combined



Size:
206,458 SF



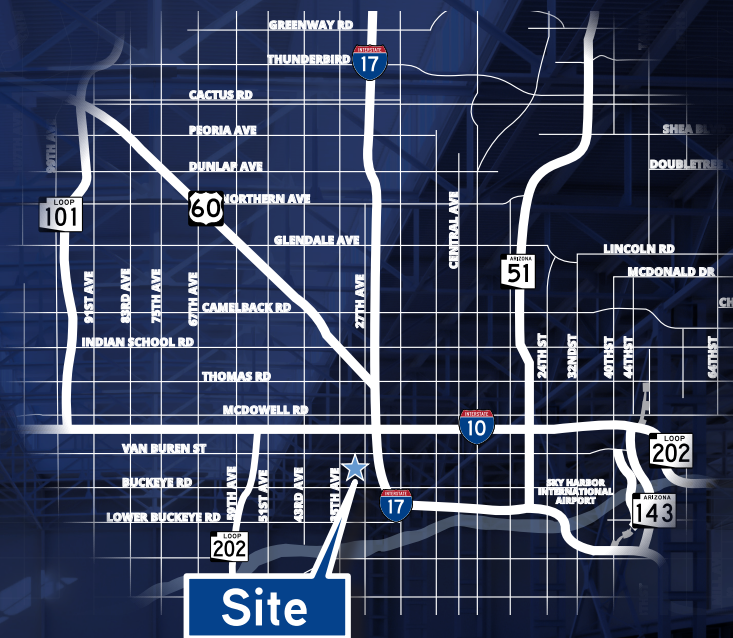
Office:
3,300 SF



Docks:
17



Power:
Up to
3,000 AMPs



1.4 miles	0.5 miles	4.2 miles
10 miles	2.7 miles	5.2 miles

For more information, contact:

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