



±20,940 SF CROSS-DOCK FACILITY

WITH OFFICE, 6,408 SF MAINTENANCE SHOP, & 7,000 SF CANOPY

1305 N 27TH AVE
PHOENIX, AZ 85009

±5.55 ACRE PARCEL
A-1 LIGHT INDUSTRIAL (ZONED)
AVAILABLE FOR LEASE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cplaz.com

ABOUT THE PROPERTY

Property Description	Industrial/IOS Site Available For Lease
Location	1305 N 27th Ave Phoenix, AZ 85009
Parcel APN	109-05-012C
Building SF	±17,672 SF Cross-Dock Facility ±3,000 SF Office ±6,408 SF Maintenance Shop ±7,000 SF Canopy ±34,080 SF Total
Power	Office/Warehouse 600A 120/240V 3-ph Maintenance Facility 400A 120/240V 3-ph Canopy 400A 277/480V 3-ph
Parcel Size	±5.55 Acres
Dock Positions	55
Year Built	1977
Street Frontage	N 27th Ave & I-10 Fwy
Zoning	A-1 (Light Industrial)

 **\$30,000/Mo**
Lease Rate (NNN)

For More Information, Please Contact
an Exclusive Listing Agent:

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CROSS-DOCK SITE AVAILABLE FOR LEASE

The subject property features an approximately 20,940 SF cross-dock building situated on ±5.55 acres of A-1 (Light Industrial) land.

The building consists of ±14,672 SF of cross-dock warehouse space and an approximately 3,000 SF dock extension providing 55 dock positions as well as an approximately 3,268 SF office.

In addition to the cross-dock facility, the property also features an approximately 6,408 SF maintenance shop with 3 drive thru bays and an approximately 7,000 SF canopy structure.

Additionally, the property is improved with ±4.9 acres of paved truck/trailer parking and outdoor storage surrounding the cross-dock building and under the 7,000 SF canopy structure.



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PROPERTY BREAKDOWN

CROSS-DOCK & OFFICE

Size ±20,940 SF (±3,268 SF Office)

Floor Plan Reception/Bull Pen, 4 Offices, Conference Room, Break Room, 3 Restrooms, and Storage Room

Clear Height 11.5' - 13'

Dock-High Loading Positions 55

CANOPY

Size ±7,000 SF

Clear Height 22' - 30'

Features LED Lighting, Power Supplied

MAINTENANCE FACILITY

Size ±6,408 SF (2-Story Office)

Floor Plan 4 Offices, Break Room, Restroom, & Storage Room

Clear Height 17'

GL Doors 6 (12' W x 15' H)

Features EVAP Cooled & Power Supplied

±4.9 acres of paved truck/trailer parking and outdoor storage with trailer drop strips surrounding the cross-dock building.



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AREA OVERVIEW

PHOENIX, AZ

Position your business for success in Phoenix's booming industrial market. This city offers a strategic advantage with its proximity to major transportation hubs like Sky Harbor International Airport and a network of interstate highways, ensuring efficient logistics and distribution operations.

Benefit from a skilled workforce and a growing population, providing a reliable source of talent for your industrial needs. Ample land availability and competitive operating costs make Phoenix an attractive location for manufacturing, warehousing, and distribution centers. Establish your presence in Phoenix and leverage its thriving industrial sector for continued growth and success.



Direct Highway Access

Optimize your supply chain with immediate access to I-10, enabling efficient transportation and distribution of goods throughout the region.

Sky Harbor Int. Airport

Streamline your logistics with convenient proximity to Sky Harbor International Airport, facilitating seamless travel and efficient transportation of goods.



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