



ARES
INDUSTRIAL
MANAGEMENT

FOR LEASE

236 E PIMA STREET, SUITE 104, PHOENIX, AZ **FOR LEASE**

±29,242 LEASABLE SQ FT | INDUSTRIAL WAREHOUSE SPACE



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DEVELOPED BY

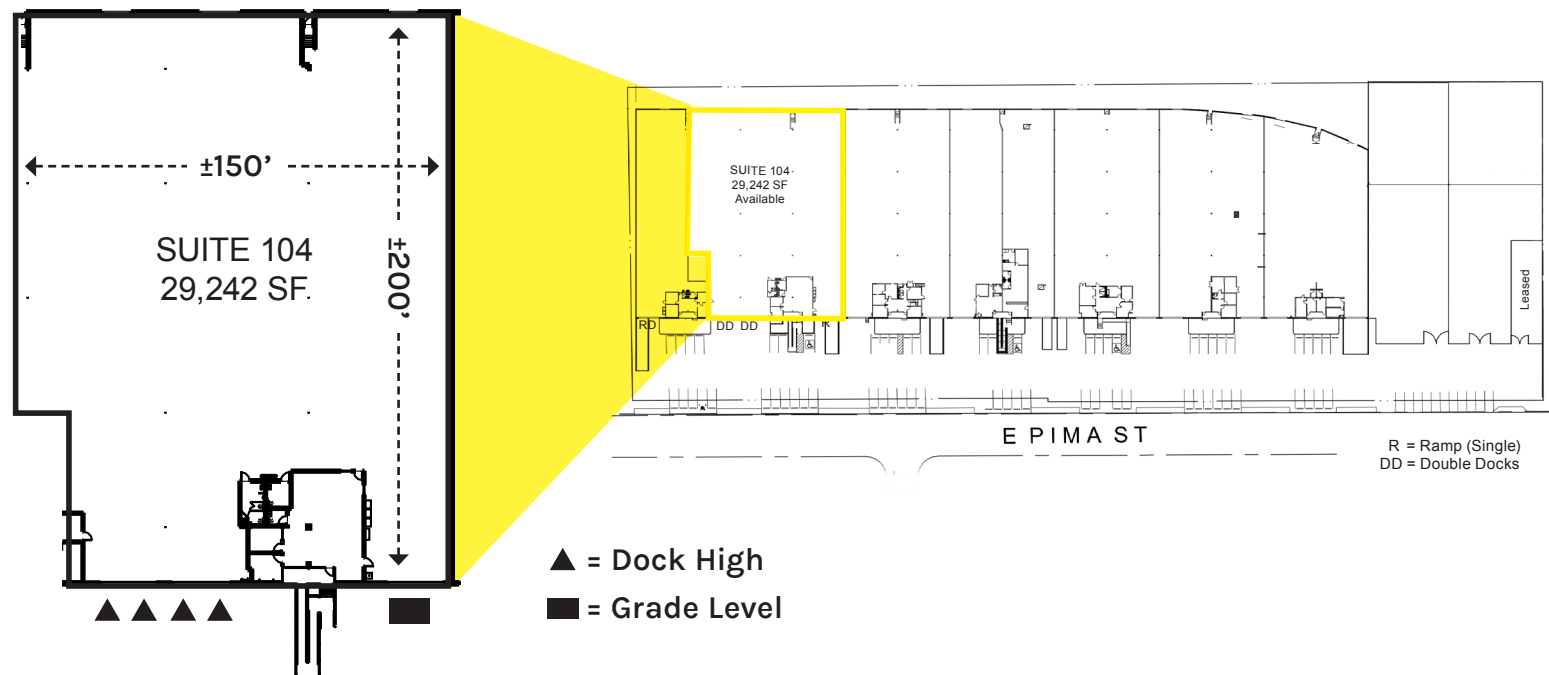


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Property FEATURES

- 29,242 SF Available
- 2,586 SF Office
- Potential Secured Yard Space
- (4) Dock High Loading Positions with
(4) Edge of Dock Levelers
- (1) 20'x10' Ramp to Grade Door
- 22' Minimum Clear Height

- 40' x 50' Typical Column Spacing
- 200' Building Depth
- 200 Amps, 120/208v, 3 Phase
- Fire Sprinklered (0.20 gpm/3,000 SF)
- Evaporative Cooled Warehouse
- Proximity to I-17 & I-10



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Location HIGHLIGHTS

- Proximity to the fifth largest airport in the country
- Located in the center of Phoenix
- Excellent access to 4 major freeway systems
- A-1 zoning, City of Phoenix
- Maricopa County - #1 in county population growth in the last decade



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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