



FOR LEASE

35,102 SF Freestanding Industrial Building

230 N 48th Ave,
Phoenix, AZ 85043

MENLO GROUP
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Menlo Group
COMMERCIAL REAL ESTATE

230 N 48th Ave, Phoenix, AZ 85043

Freestanding Industrial With Epoxy-Coated Warehouse



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Freestanding Warehouse / Manufacturing Facility

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Property Summary

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PROPERTY HIGHLIGHTS

- +/- 35,102 SF built-out office/industrial space
- +/- 23,785 SF warehouse
- +/- 11,317 SF two-story office
- A-1 Zoning, City of Phoenix
- Clear Height: 20'
- Loading: truckwell & grade level
- Power: 1200a 277/480v
- Fenced yard
- Parking: 17 covered & 18 surface
- Fully furnished office

LOCATION DESCRIPTION

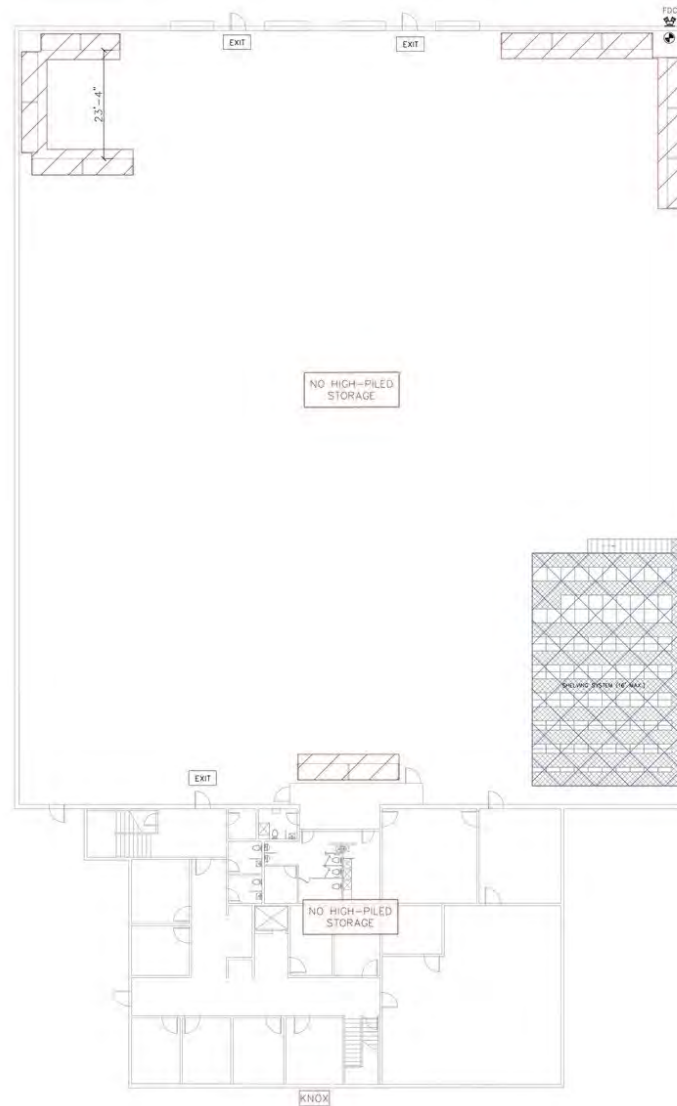
Located in Phoenix's West Valley industrial corridor, the property is approximately ±1 mile from both Interstate 10 and Loop 202, providing accessibility across the Valley. The infill location allows convenient access for employees, clients, and vendors, with proximity to a strong labor pool and surrounding amenities. The property is a ±15-minute drive to Sky Harbor International Airport, making it well-suited for a HQ with regional travel needs.

OFFERING SUMMARY

Lease Rate:	\$1.35/SF (NNN)
Available SF:	35,102 SF
Lot Size:	1.18 Acres
Building Size:	35,102 SF
APN:	104-02-005Q

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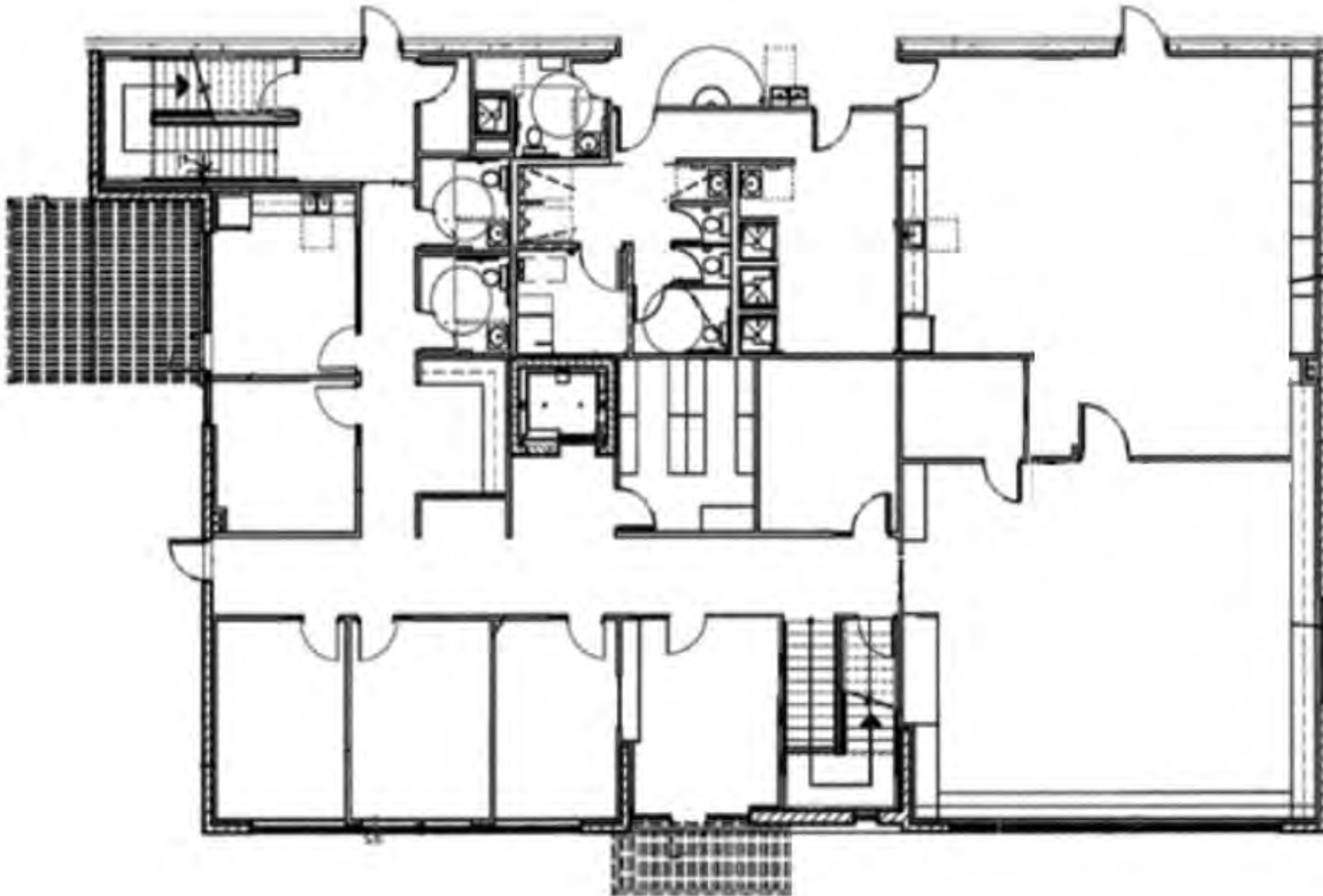


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First Floor

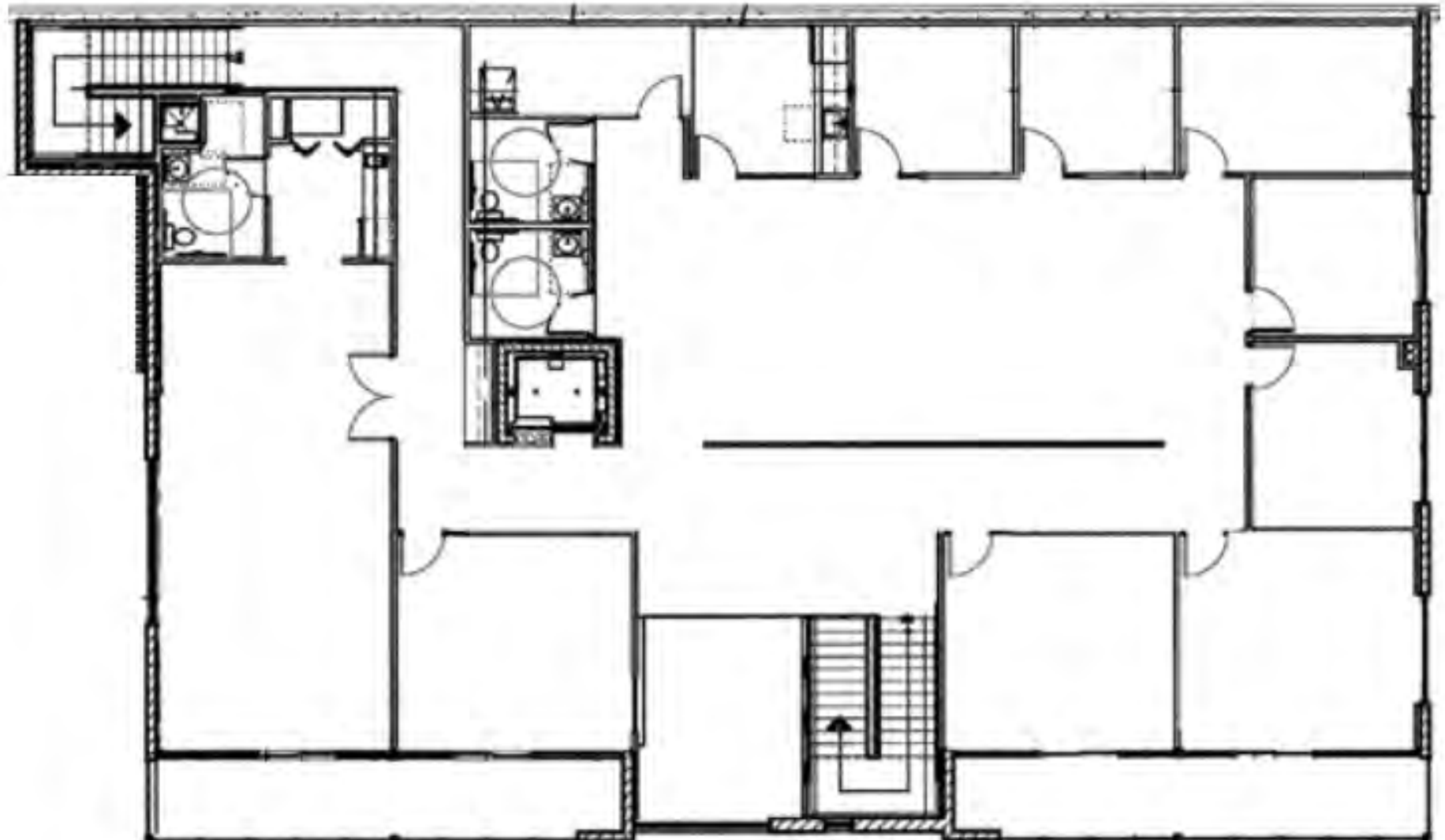
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Second Floor



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Additional Photos



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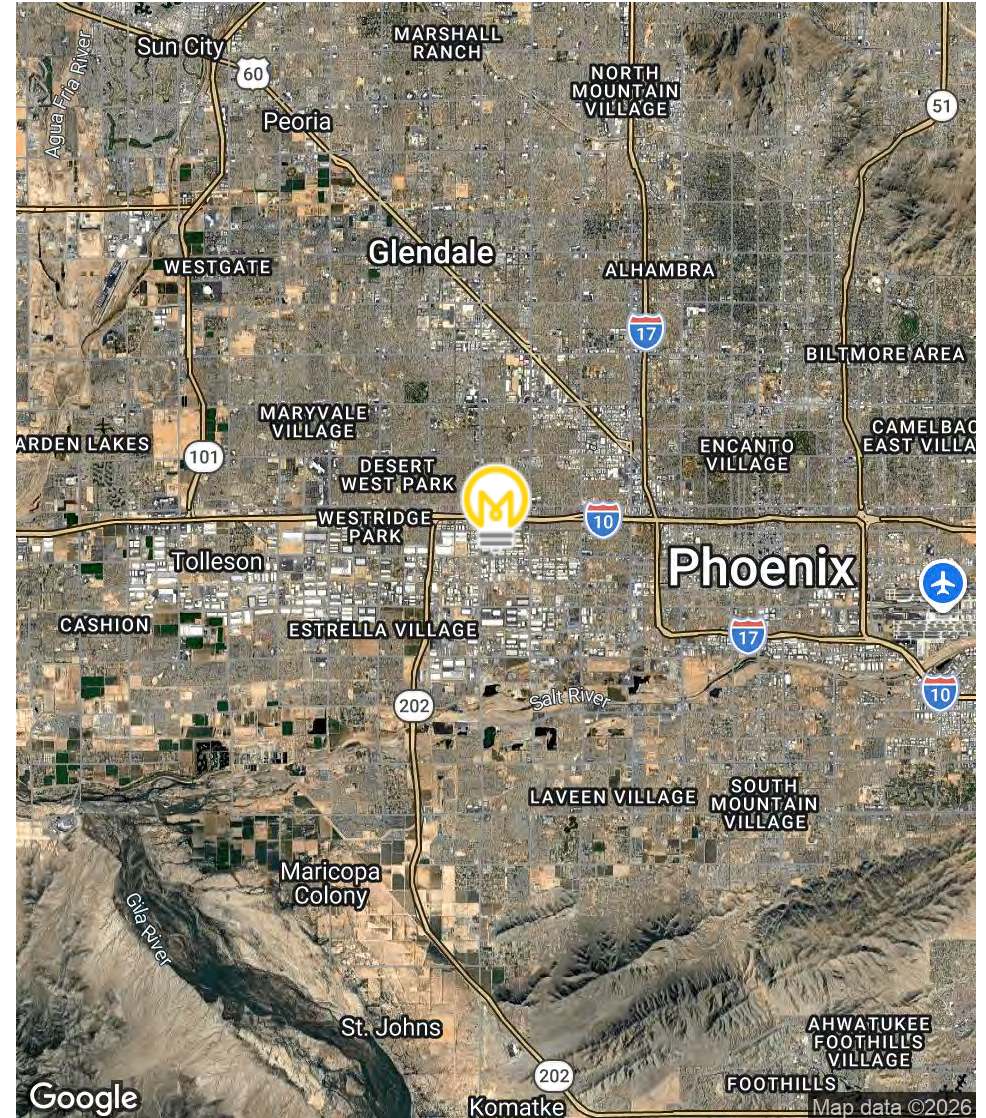
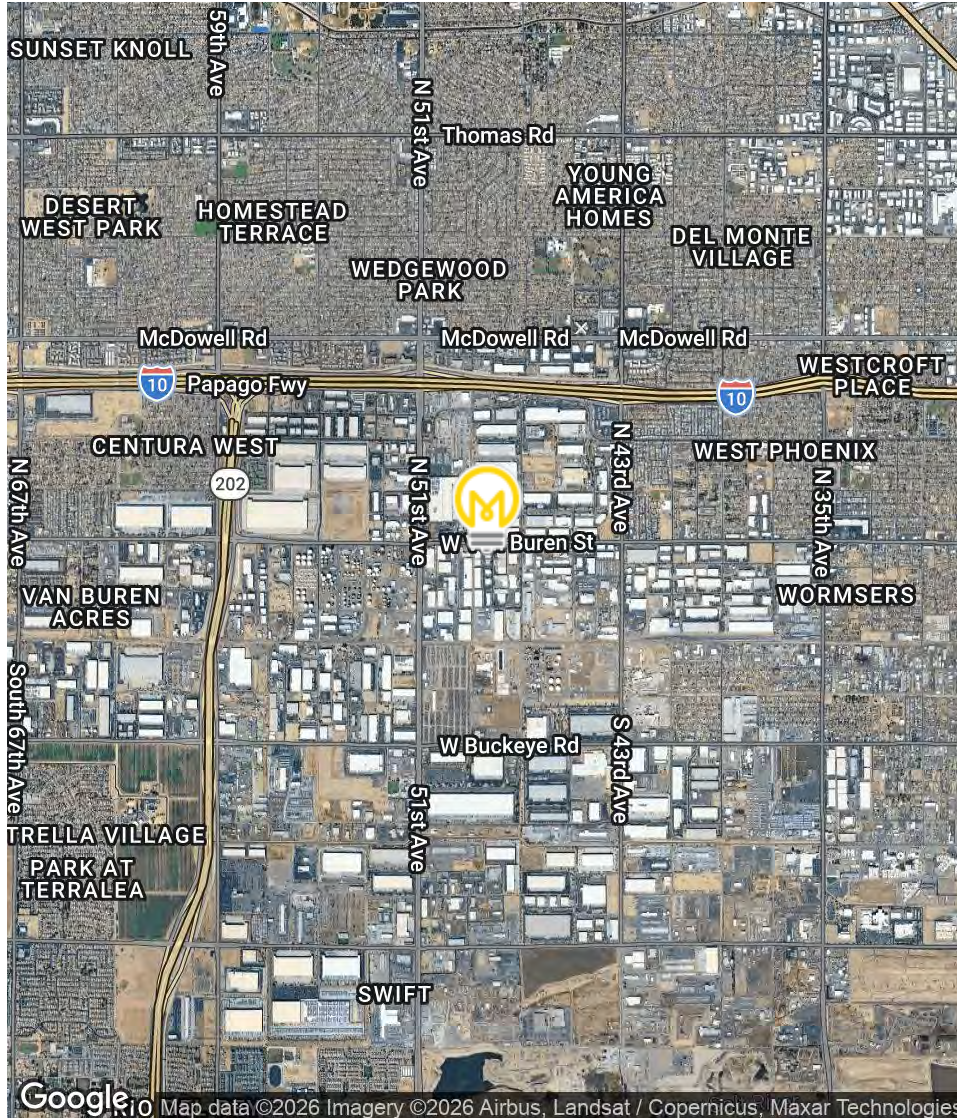
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Aerial Map



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