

FOR SUBLEASE

**APPROXIMATELY 45,000-60,000 SF OF WAREHOUSE
SPACE WITHIN A 148,689 SF BUILDING**



4455 W CAMELBACK RD

PHOENIX, AZ

ANDY CLOUD

Managing Director

Direct: +1 602 224 4419

Mobile: +1 602 527 2800

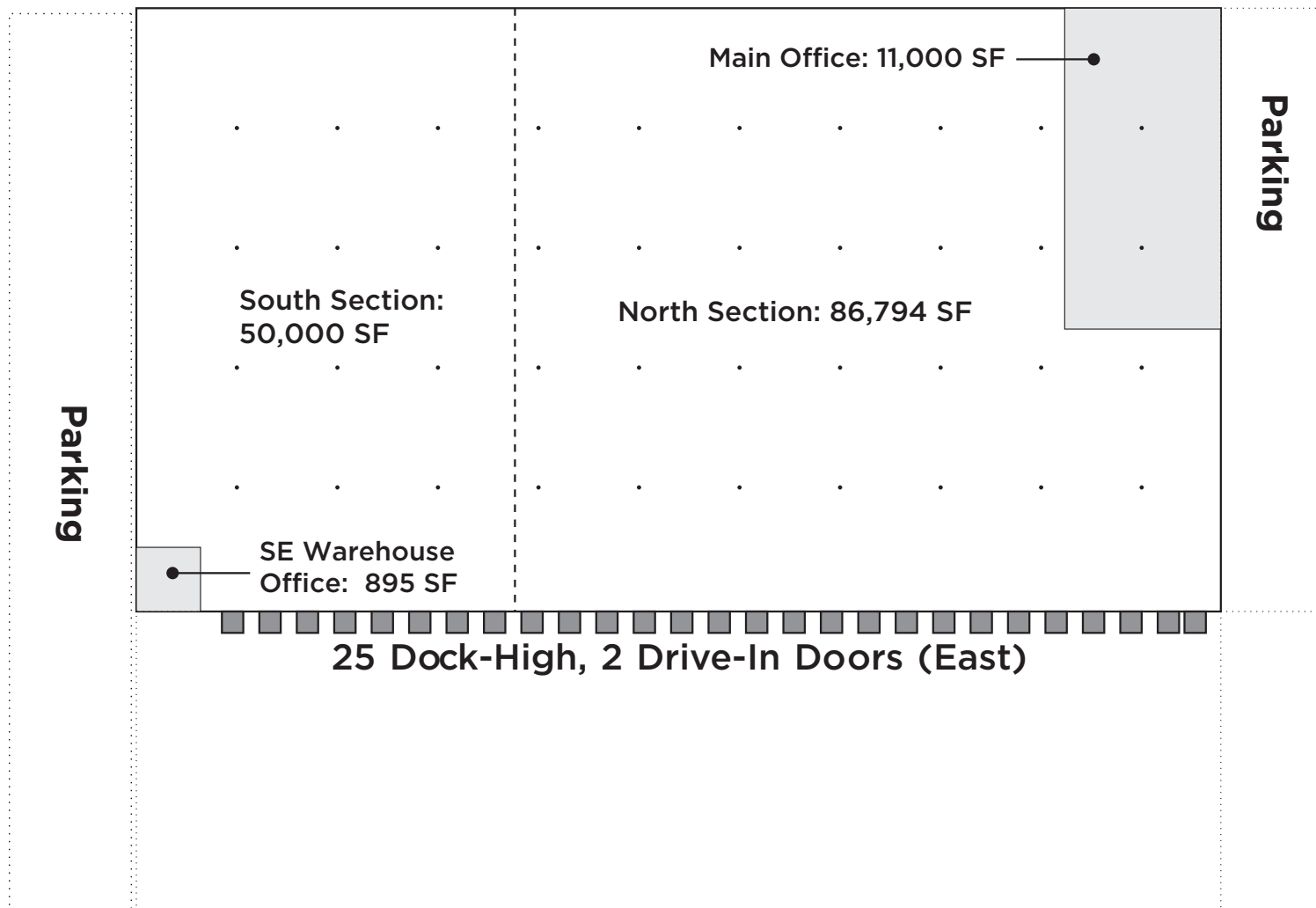
andrew.cloud@cushwake.com



BUILDING & PROPERTY **HIGHLIGHTS**

- Built in 2015
- Approximately 45,000-60,000 SF Warehouse Space (actual SF to be determined)
- Approximately 32' Clear Height
- 56'x46' Column Spacing
- Dock High Doors
- Grade Level Doors Available
- Ample Parking
- Electrical Service: 2,500 Amps/277 480 Volt 3 Phase
- ESFR Sprinkler System
- Shared Secured Yard Area Available
- Trailer Parking Available
- EVAP Cooled
- Warehouse Office Consisting of Approximately 893 SF
- Visibility on Camelback Road





SITE PLAN

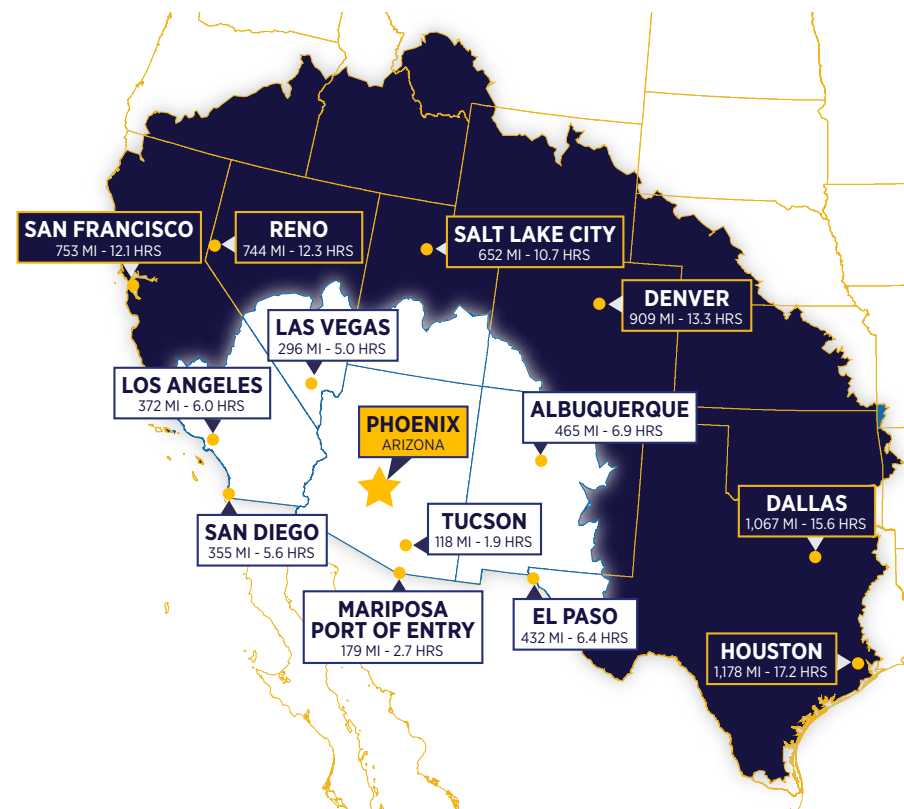
APPROXIMATELY 45,000-60,000 SF



SITE AERIAL
45,000-60,000 SF

LOCATION OVERVIEW

- Arizona is ranked #2 in the nation for attracting, retaining and producing talent (CNBC July 2019)
- Top 5 state for projected growth prospects (Forbes).
- Over 46% of Phoenix MSA population lives within a 30 minute drive of Property
- Located within Arizona Opportunity Zone
- Arizona is #3 in attracting opportunity fund capital (Novogradac, April 2021)
- \$664.4 million+ destined for Arizona's Opportunity Zones (Novogradac, April 2021)



Major corporations are enjoying Arizona's affordable operating environment and market advantages such as:



One of the lowest labor costs in the western U.S.



The third largest labor pool in the west



An exceedingly accessible geographic region



An ability to serve 30 million consumers within a one-day truck haul



A low-cost operating environment and right to work state



Shipping costs to California are 15-75% lower than other mountain west markets

CONTACT INFORMATION

ANDY CLOUD

Managing Director

Direct: +1 602 224 4419

Mobile: +1 602 527 2800

andrew.cloud@cushwake.com

2555 E Camelback Rd., Suite 400

Phoenix, AZ 85016

+1 602 954 9000

cushmanwakefield.com

