

4137 WEST ADAMS STREET

PHOENIX | ARIZONA



±56,817 SF AVAILABLE FOR LEASE
RAIL SERVED
SECURED AND FENCED YARD

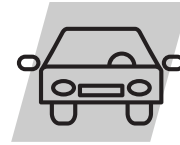




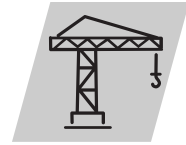
BUILDING SIZE
±56,817 SF ON 3.20 ACRES



DOCK DOORS (W/ EQUIPMENTS)
10 (EXPANDABLE)



PARKING
24 STALLS



CONSTRUCTION TYPE
MASONRY

OFFICE
±4,766 SF

RAIL DOORS
4

ZONING
A-2, CITY OF PHOENIX

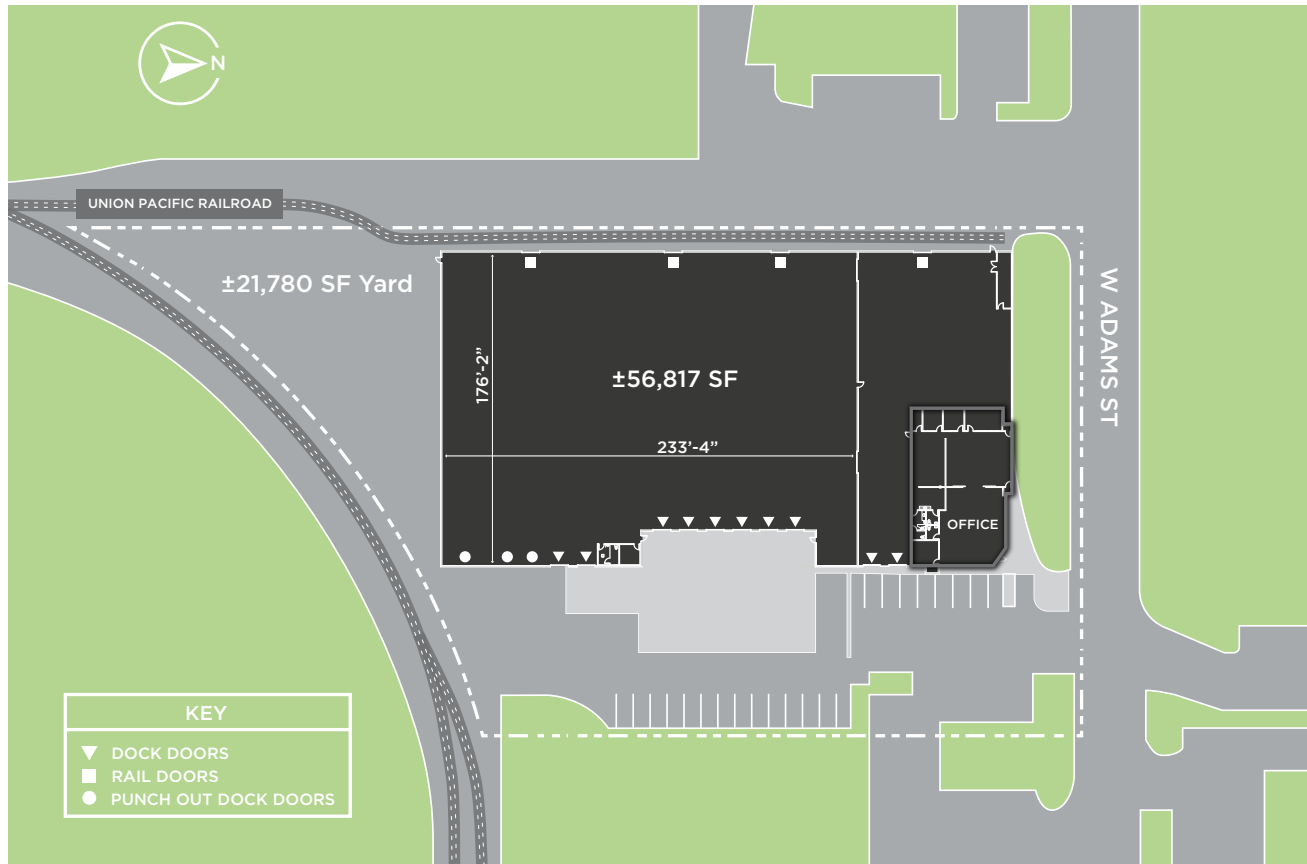
SPRINKLERS
FULLY SPRINKLERED

CLEAR HEIGHT
±24'

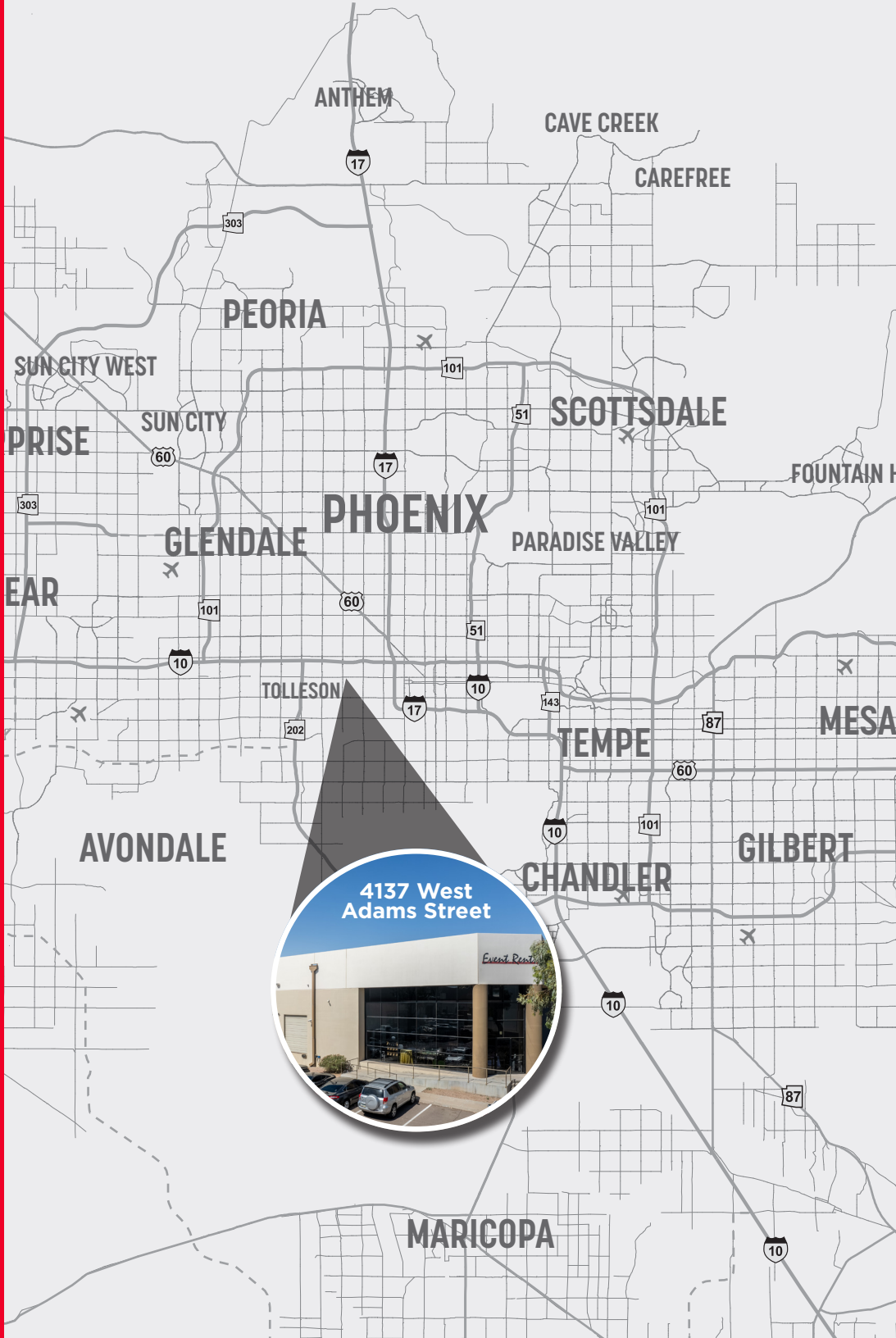
COLUMN SPACING
40' x 44'

POWER
1,200a/277 -
480v 3p HEAVY

RAIL LINE
UNION PACIFIC RAILROAD



PROPERTY LOCATION



4137 West Adams Street



CLOSE PROXIMITY

TO PHOENIX SKY HARBOR INTERNATIONAL AIRPORT, ARIZONA STATE UNIVERSITY, AND ABUNDANT AMENITIES.



6 FREEWAY

ACCESS ROUTES NEARBY.



1,450,000

WORKFORCE POPULATION WITHIN 45-MINUTE COMMUTE.



<SIX HOURS

FROM THE PORTS OF LOS ANGELES AND LONG BEACH.



1-DAY TRUCK

TURNAROUND FROM PORTS IN CALIFORNIA AND MEXICO.



SHIPPING COSTS

FROM GREATER PHOENIX TO CALIFORNIA ARE UP TO 75% LOWER THAN OTHER MOUNTAIN WEST MARKETS.





PHIL HAENEL

Vice Chair

602 224 4409

phil.haenel@cushwake.com

JUSTIN SMITH

Associate

602 586 5938

justin.p.smith@cushwake.com

MIKE HAENEL

Vice Chair

602 224 4404

mike.haenel@cushwake.com

ANDY MARKHAM, SIOR

Vice Chair

602 224 4408

andy.markham@cushwake.com



2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016 | ph:+1 602 954 9000 | fx:+1 602 253 0528 | cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PHOTOS SOURCED FROM COSTAR GROUP, WWW.COSTAR.COM.