

16402

N 28TH AVE

PHOENIX, AZ

PROPOSED INDUSTRIAL PLAN

TW
GL
GL

LOADING AREA
UNDER CONSTRUCTION


POTENTIAL
FENCED YARD

FOR SALE OR LEASE

CBRE



PROPERTY FEATURES

 ±51,680 SF freestanding industrial building, divisible to ±20,000 & ±30,000 SF



±4.36 AC site with potential for large fenced yard or 6.58/1000 parking ratio



Industrial Park Zoning (City of Phoenix) allows outside storage



17' – 19' clear height (entire property currently has 10' drop ceiling environment)



±1,600 AMPS 277/480 V Power



100% air conditioned building



Two grade level doors and one truckwell door proposed (expandable)



Three points of ingress/egress



Professional business park environment



Located less than 10 miles from TSMC



Located ½ mile from full diamond interchange at Bell Rd & I-17

CONCEPTUAL PLANS

Planned truckwell and grade level loading renderings



FREEWAY ACCESS

±1/2 mile from full diamond interchange at I-17 & Bell Road



CORPORATE NEIGHBORS

ADTALEM
GLOBAL EDUCATION

ARIZONA COLLEGE[™]
of Nursing

CLIMATEC
A Bosch Company

Consumer
Cellular[™]

COX[®]

PAYCHEX[™]

TRIWEST
HEALTHCARE ALLIANCE[™]

WM
WASTE MANAGEMENT

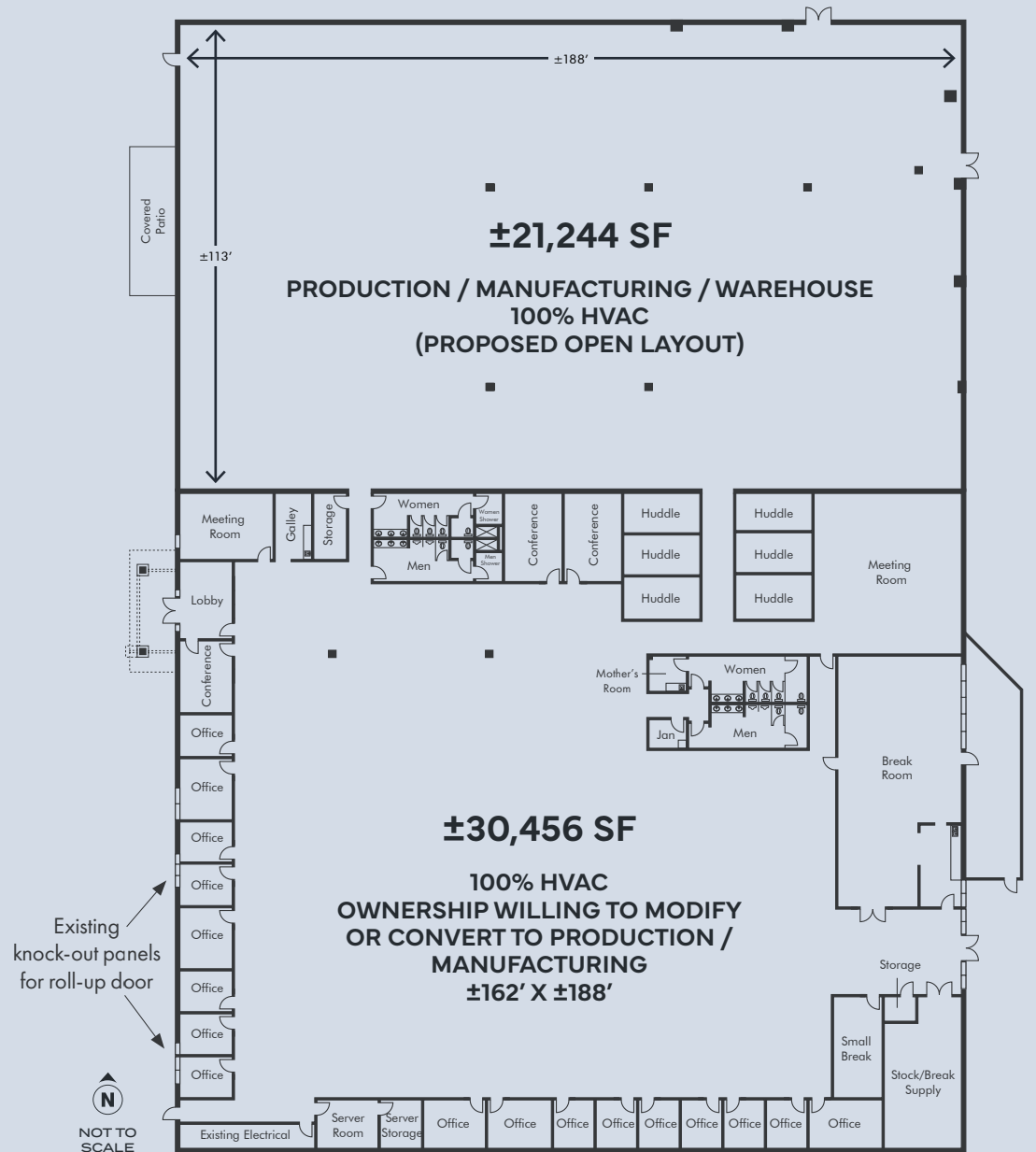


FLOOR PLAN

±51,680 SF



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