

4215 W. LOWER BUCKEYE RD | PHOENIX, ARIZONA 85009

# AVAILABLE FOR LEASE



**EXPECTED DELIVERY  
JUNE 2026**

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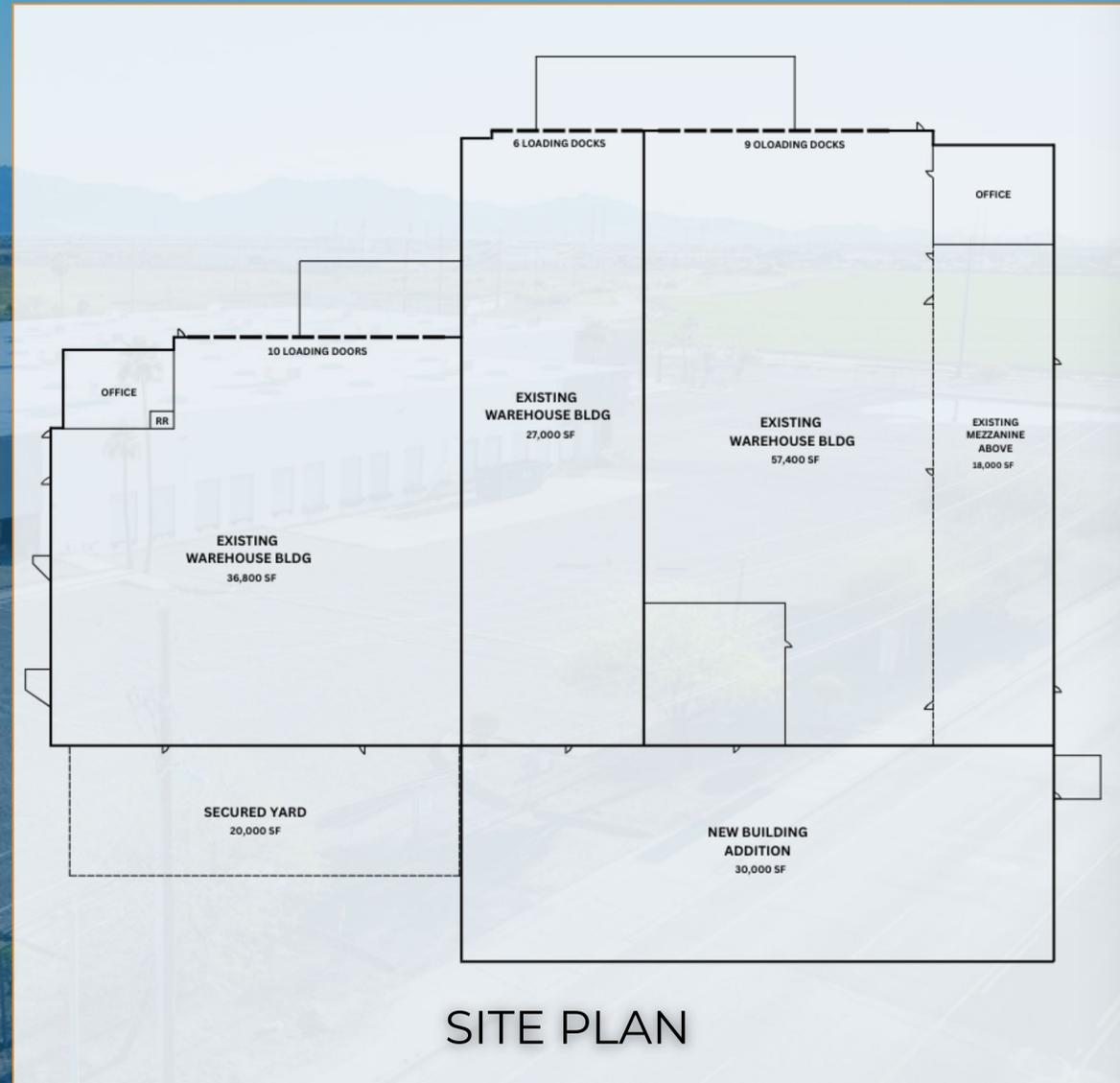
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# PROPERTY DETAILS

LEASE RATE  
**\$0.80 - \$0.90 PSF NNN**

AVAILABLE FOR LEASE  
**157,461 SF (DIVISIBLE)**

<b>TOTAL BUILDING SF:</b>	157,461 SF
<b>MEZZANINE SF:</b>	18,000 SF
<b>OFFICE SF:</b>	5,200 SF
<b>TOTAL SITE AC:</b>	8.7 AC
<b>ZONING:</b>	A-1, CITY OF PHOENIX
<b>CLEAR HEIGHT:</b>	22/40'
<b>DOCK DOORS:</b>	28 (8' X 10')
<b>GRADE DOORS:</b>	2 (16' X 12')
<b>RAMPED GRADE DOOR:</b>	1 (12' X 12')
<b>DEVISABLE # UNITS:</b>	2
<b>COLUMN SPACING:</b>	50D X 36W
<b>SPRINKLERS:</b>	WET
<b>LIGHTING:</b>	LED
<b>COOLING:</b>	EVAP
<b>PARKING:</b>	102
<b>GAS:</b>	SOUTHWEST GAS
<b>POWER:</b>	WEST - 800 AMPS, 277/480V EAST - 1,200 AMPS, 277/480V 3 PHASE POWER



SITE PLAN

OPTION TO LEASE 40K SF PORTION +  
YARD FOR \$0.85 PSF NNN

