

Sublease Available



Warehouse | Distribution | Manufacturing Facility

2550 S 51st Ave.

Phoenix, AZ 85043

168,312 RSF Divisible

### Space Profile:

<b>RSF:</b>	168,312 RSF (Divisible)
<b>Rental Rate:</b>	Withheld
<b>NNN:</b>	\$0.196/SF * (Estimated) *Does not Include City Rental Tax
<b>Availability:</b>	Immediate
<b>Master LED:</b>	February 28, 2033 (Negotiable)
<b>Building Type:</b>	Class A Warehouse
<b>Parking:</b>	.78/1,000
<b>Submarket:</b>	SW S of Buckeye Road

### Space Features:

- 24 Dock Doors (5 with Dock Package)
- 2 Oversized Grade Level Doors (14'x16')
- 32' Clear Height
- Fully Secured Concrete Truck Court
- Total Building Power 3600a | 277-480v
- Office, Break Room, IT Room, Restrooms

VIEW THE VIRTUAL TOUR **360**

For more information contact:



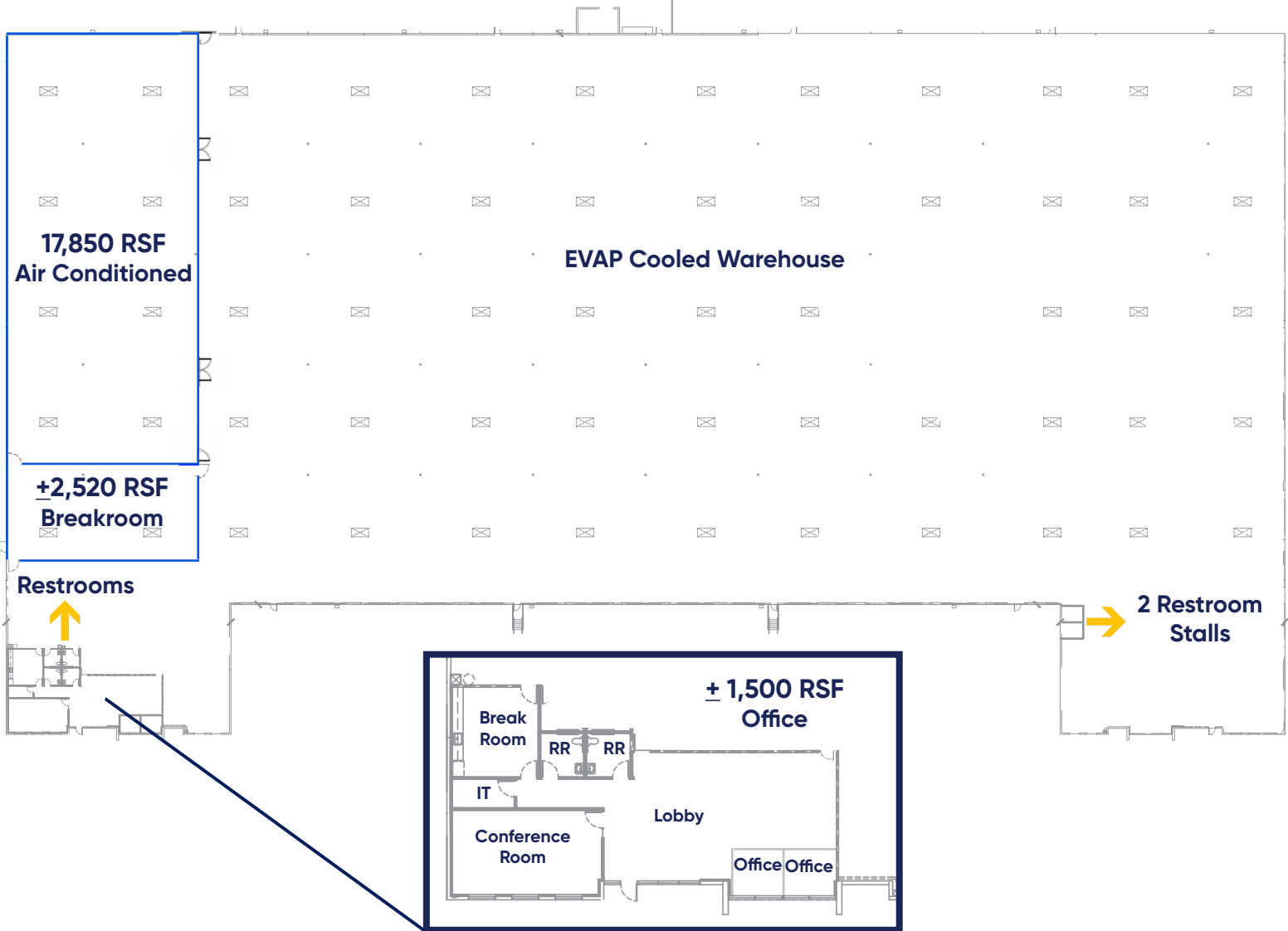
**Jason Malcolm**  
Principal  
480.326.4579  
jmalcolm@cresa.com



**Rod Beach**  
Principal  
602.690.7050  
rbeach@cresa.com

**Sublease Available**

# 2550 S 51st Ave Phoenix, AZ 85040



## Building Profile:

<b>Total RBA:</b>	168,312 RSF Divisible	<b>Clear Height:</b>	32'
<b>Dimensions:</b>	591' x 264'	<b>Power:</b>	Heavy   3,600a 277-480v
<b>Columns:</b>	52' x 51'	<b>Spinklers:</b>	ESFR
<b>Land Acres:</b>	8.20 AC	<b>Yard Area:</b>	Concrete Apron
<b>Parcel Number:</b>	104-40-010B	<b>Office:</b>	± 1,500 RSF
<b>Zoning:</b>	A-1, City of Phoenix	<b>Docks:</b>	24 (5 with Dock Package)
<b>Built:</b>	June 2021	<b>Drive ins:</b>	2 Oversized Grade Level Doors

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- Newley Built Class A Warehouse | Distribution | Manufacturing Facility
- Located in the Buckeye Rd. Submarket with Close Proximity to South Mountain Freeway (Loop 202) Providing Access to the Entire Valley
- Corporate Neighbors: Amazon, FedEx, The Home Depot, Target, and PepsiCo



Break Room



EVAP Cooled Warehouse

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**cresa** 