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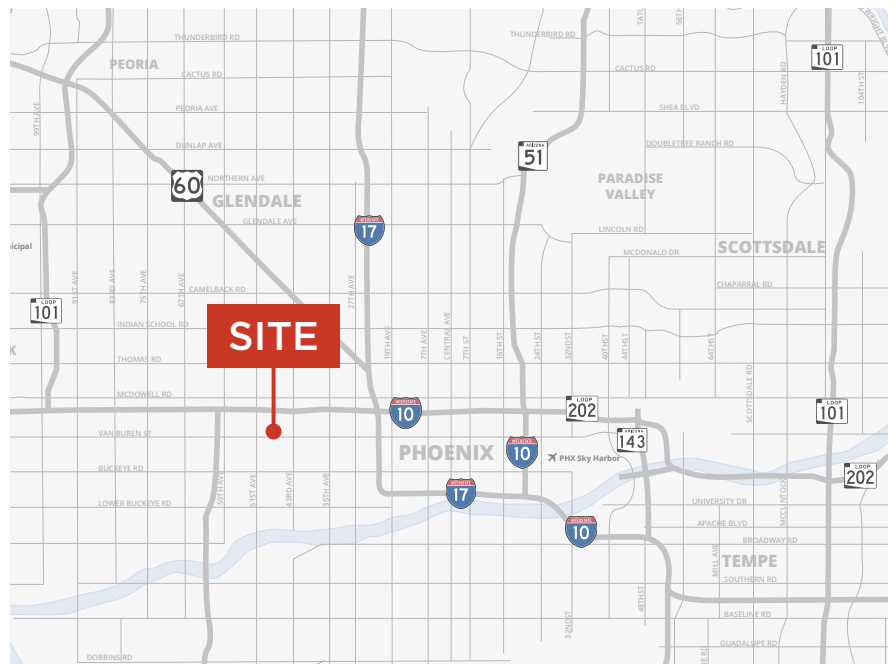
Papago Commerce Center
47th Avenue & McKinley Street
Phoenix, AZ 85043

±320,000 Square Feet Available



PARK FEATURES

- 320,000 SF available in two buildings
- Class A logistics center
- Controlled CCRs
- Quality infill location
- Institutional ownership (Clarion Partners)
- State-of-the-art construction
- A-1 zoning, City of Phoenix
- Two (2) full diamond interchanges for access
- Ample amenities in close proximity





CLARION PARTNERS

Papago Commerce Center



For more information on this opportunity, please contact

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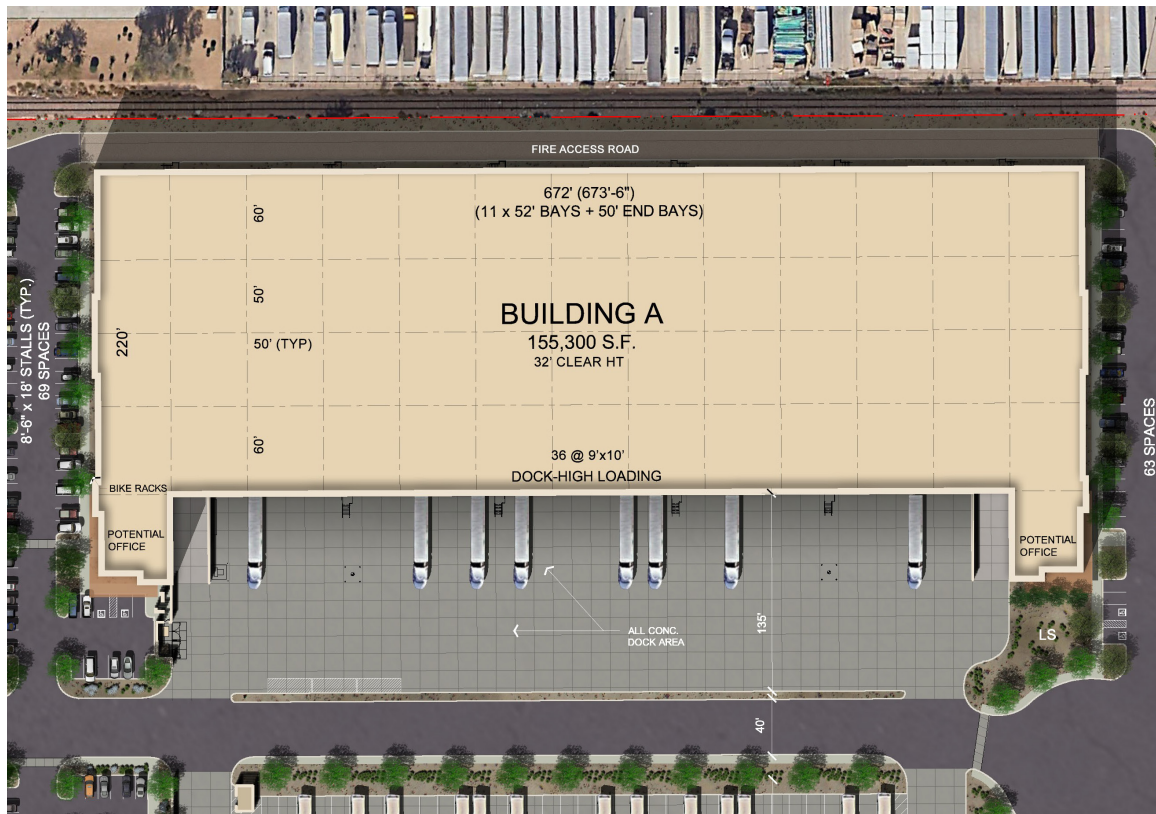
2390 E Camelback Rd Ste 100
Phoenix, AZ 85016
colliers.com/arizona

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CLARION PARTNERS

Papago Commerce Center



BUILDING A

TOTAL SF:	155,300 SF	CLEAR HEIGHT:	32'
SPEC OFFICE:	3,000 SF	HVAC:	Full HVAC with insulation
CONFIGURATION:	Front loading	LIGHTING:	LED lighting (30 FC)
DOCK DOORS:	36 (9'x10')	COLUMN SPACING:	52'x50' (60' speed bays)
GRADE DOORS:	Two (2) ramp to grade	PARKING:	132 car stalls
PIT LEVELERS:	Ten (10) 40,000lb pit levelers	TRUCK COURT:	135' concrete
POWER:	3,600 amp, 277/480V Expandable	INSULATION:	R-38 roof deck, R-19 walls
SPRINKLERS:	ESFR	SLAB:	7" - 4,000 PSI Reinforced in speed bays

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BUILDING B

TOTAL SF:	164,700 SF	CLEAR HEIGHT:	32'
SPEC OFFICE:	3,000 SF	HVAC:	Full HVAC with insulation
CONFIGURATION:	Front loading	LIGHTING:	LED lighting (30 FC)
DOCK DOORS:	36 (9'x10')	COLUMN SPACING:	58'x50' (60' speed bays)
GRADE DOORS:	Two (2) ramp to grade	PARKING:	149 car stalls, 36 trailer stalls
PIT LEVELERS:	Ten (10) 40,000lb pit levelers	TRUCK COURT:	185' concrete
POWER:	3,600 amp, 277/480V Expandable	INSULATION:	R-38 roof deck, R-19 walls
SPRINKLERS:	ESFR	SLAB:	7" - 4,000 PSI Reinforced in speed bays

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DEMOGRAPHICS & PROJECTED GROWTH

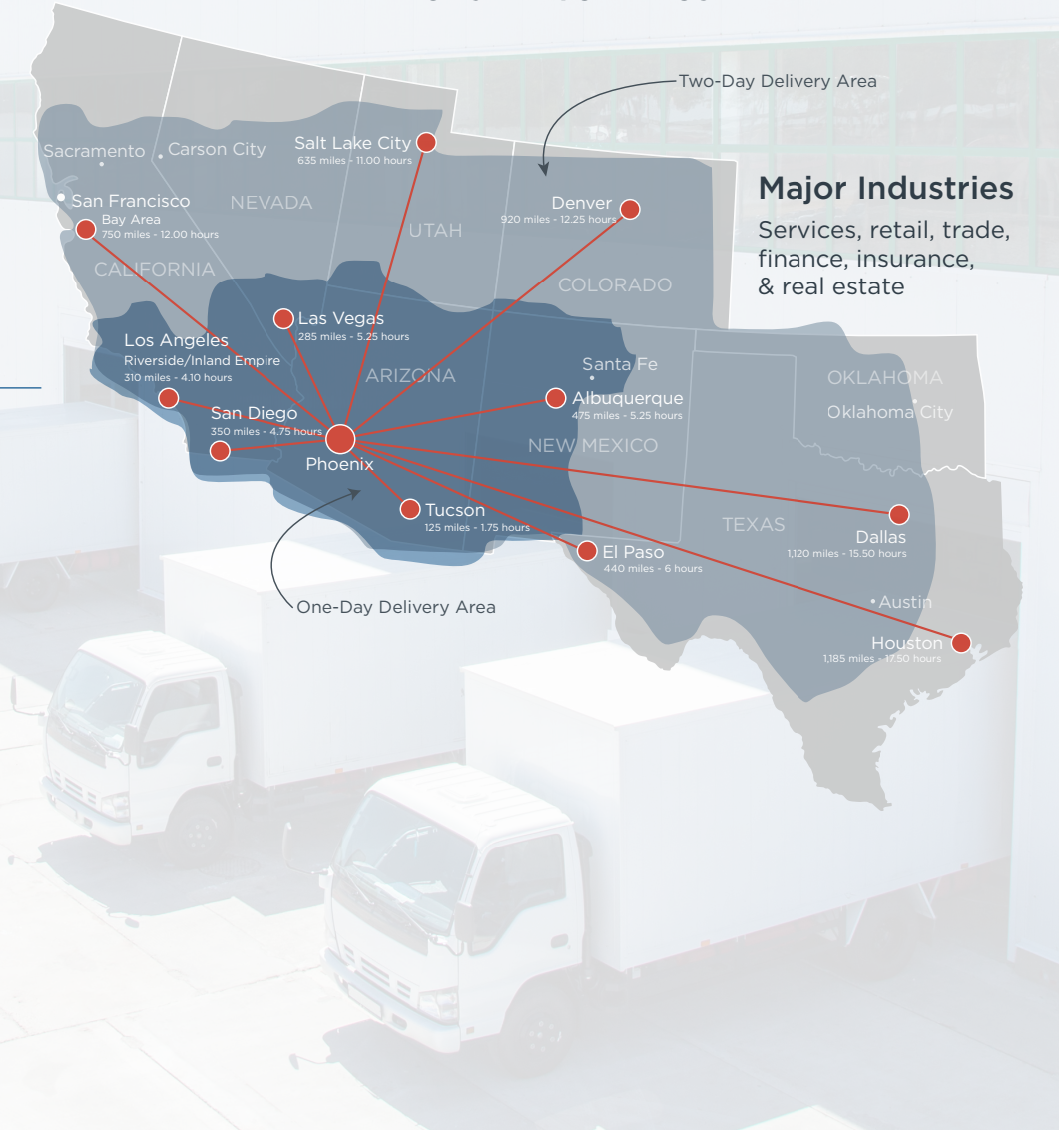
2024

Population: 5,149,752
Households: 1,922,675
Income: \$118,826
Median Age: 38.2

2029

Population: 5,399,639
Households: 2,048,005
Income: \$138,376
Median Age: 39

Arizona Drive Times



Abundant Local Labor



2.65 Million
Workers In Greater
Phoenix Area



37.6 Years
Average Age
Of AZ Workforce



86.7% Educated
Population
With High School
Degree or Higher

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