



CLARION PARTNERS

Colliers

For Lease

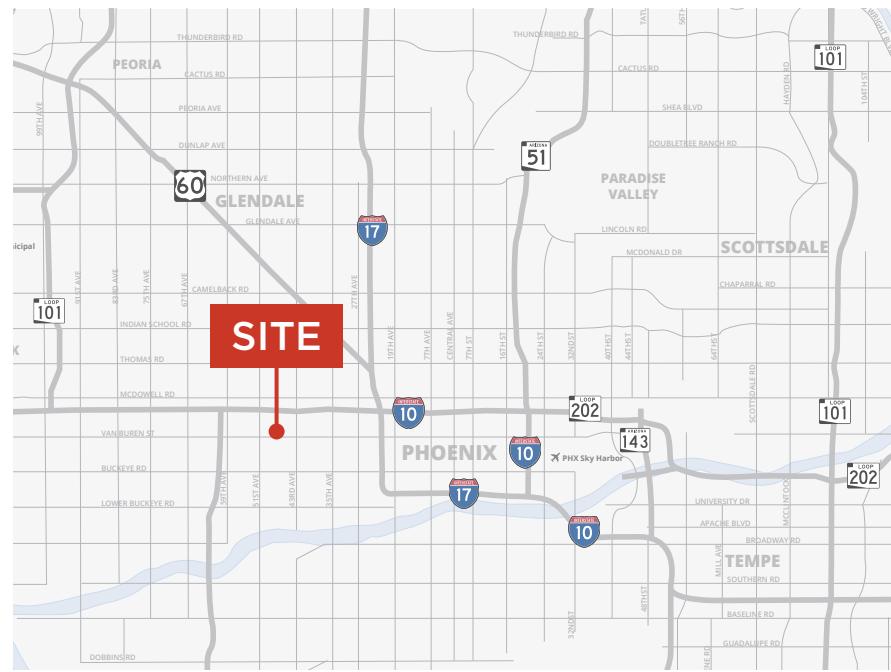
Papago Commerce Center
47th Avenue & McKinley Street
Phoenix, AZ 85043

±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



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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Papago Commerce Center



For more information on this opportunity, please contact

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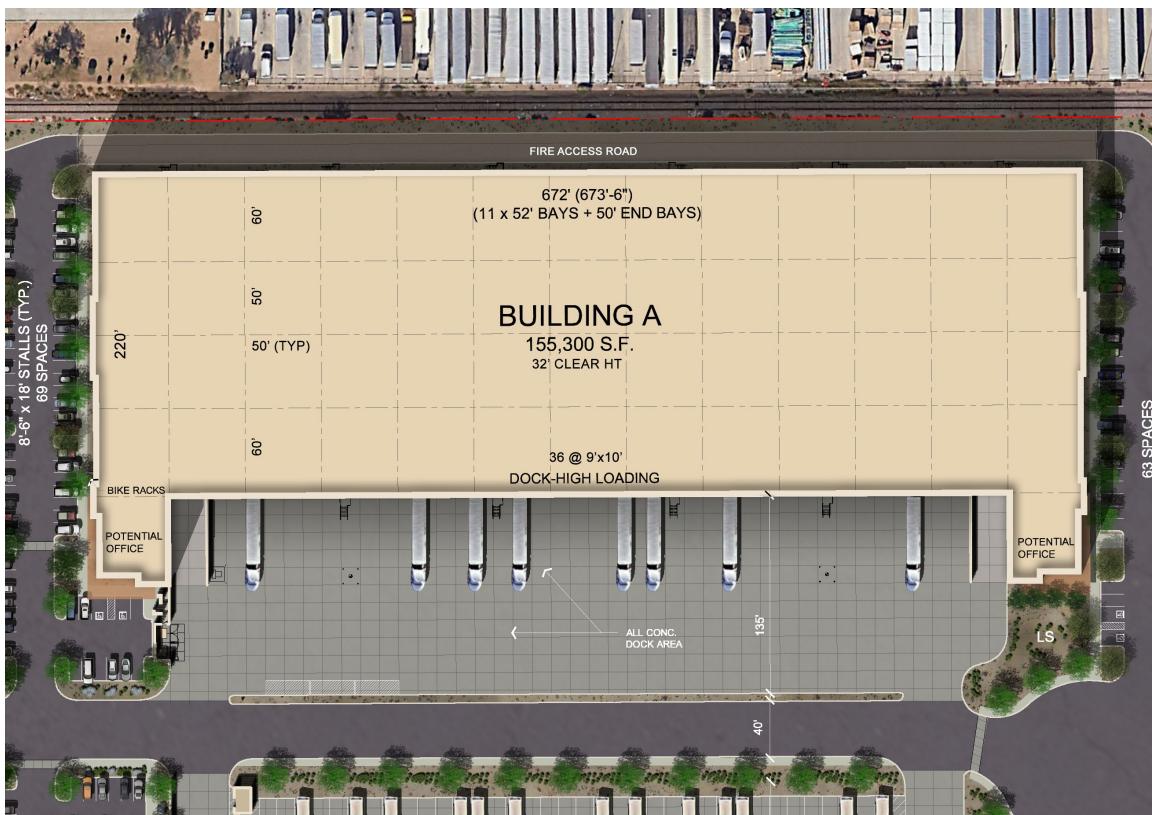
2390 E Camelback Rd Ste 100
Phoenix, AZ 85016
colliers.com/arizona

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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

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

Arizona Drive Times



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