



CLARION PARTNERS

For Lease



Airport I-10 Business Park

2250 E. Riverview Drive
Phoenix, AZ 85034

Suite #100: ±46,759 Square Feet Available

Move In Ready Condition!



BUILDING HIGHLIGHTS

- ±4,891 SF Office
- Evaporative Cooled Warehouse
- New LED Warehouse Lighting (W/ Motion Sensors)
- 600 Amps 277/480v 3 Phase
- Fully Fenced/Secured Truck Court Area
- 32' Clear Height
- Column Width: 52' X 60'
- Excellent Loading Options
 - Fourteen (14) 9'X10' Dock High Doors
 - Four (4) In Pit Mechanical Dock Levelers
 - Four (4) Dock Seal Packages, Dock Locks, Dock Fans, Dock Lights, & Duplex Outlets
 - One (1) Edge Of Dock Leveler
 - One (1) 12'X14' Grade Level Door



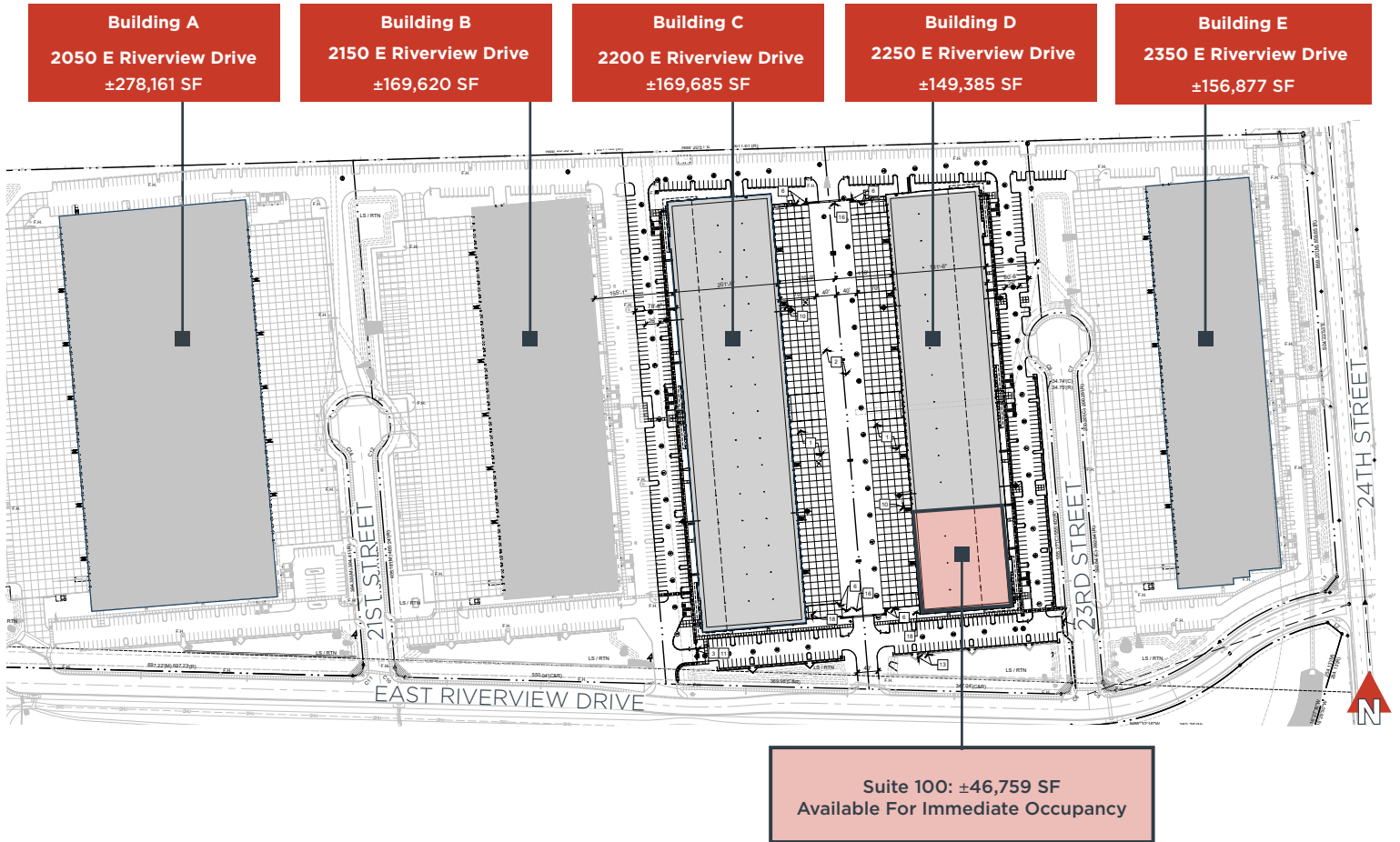


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Airport I-10 Business Park

Project Overview

Airport I-10 Business Park is a Class-A, master planned industrial park consisting of 5 buildings totaling ±923,728 SF. This state of the art project is well located in the center of the Phoenix MSA with close proximity to Sky Harbor International Airport and tremendous access to the freeway system via Interstate 10 & Interstate 17.



For more information on this opportunity, please contact:



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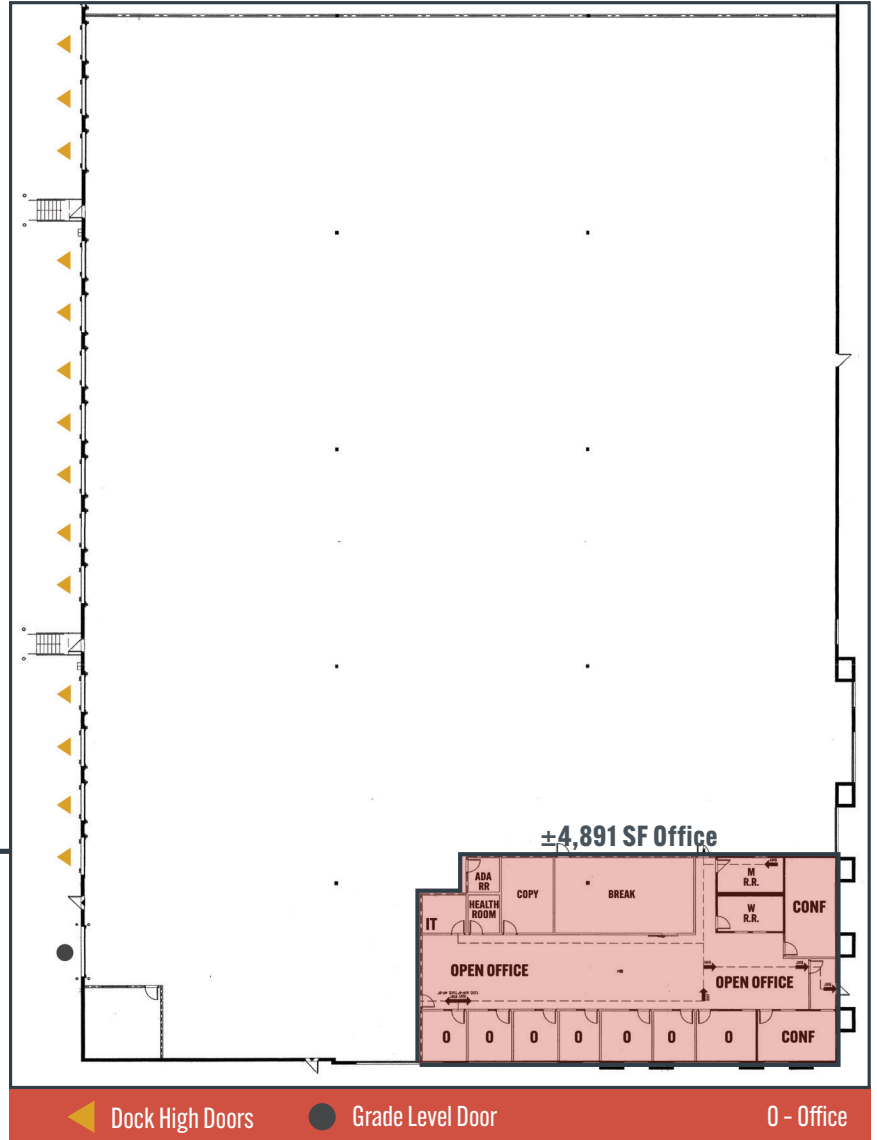
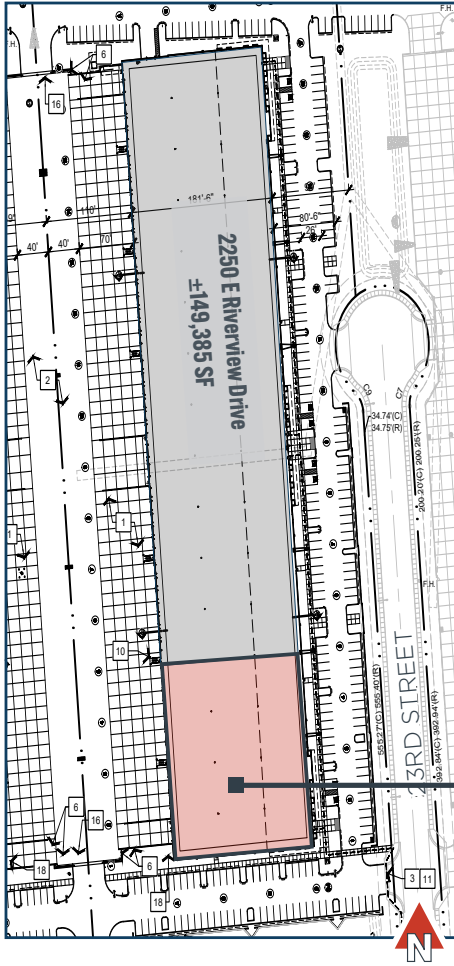
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This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



Building Overview

Suite #100: ±46,759 SF is a part of Building D at Airport I-10 Business Park. This incredibly unique space has ±4,891 SF of existing office, an evaporative cooled warehouse, 14 dock high loading doors, 1 grade level door, LED warehouse lighting, and a fully fenced/secured truck court area.



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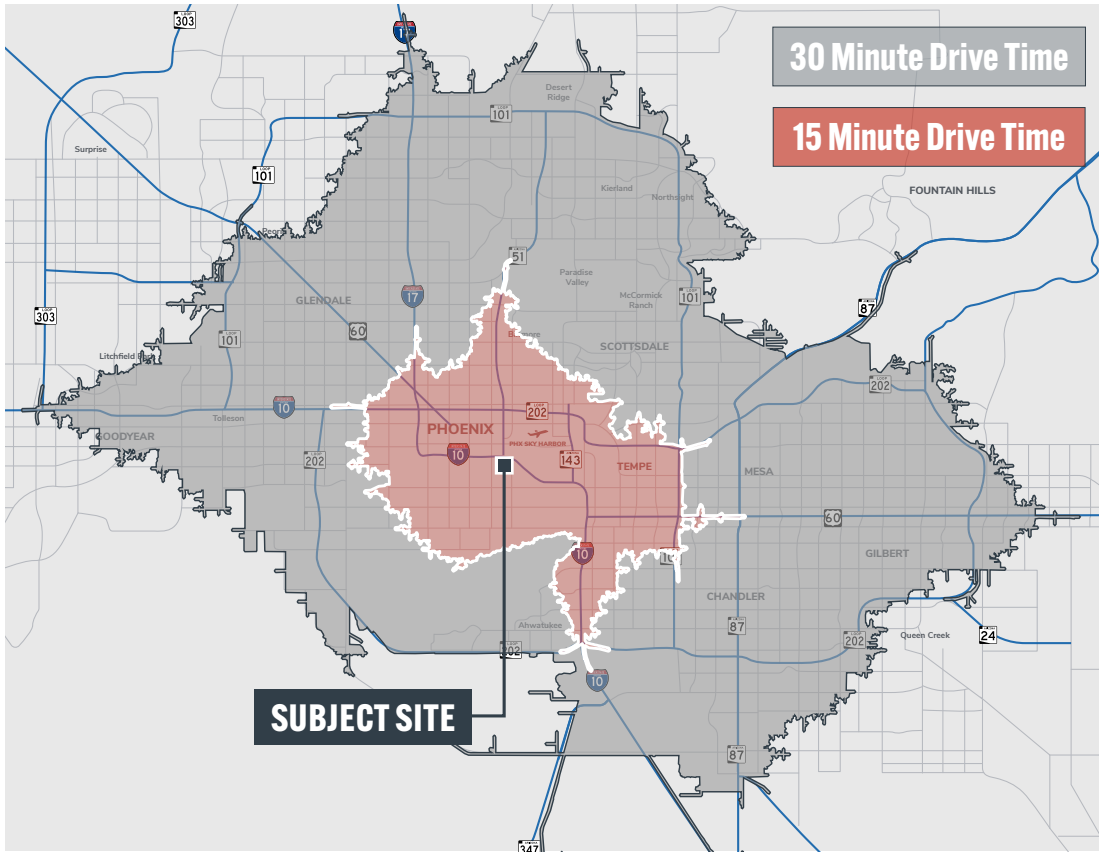




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Airport I-10 Business Park

Demographics - 30 minute drive-time



3,177,948

Population



3,463,531

Daytime Workers



1,307,896

Households



\$73,975

Median Household Income

Location Overview

Airport I-10 Business Park is located in the center of Metro Phoenix less than 1 mile from Sky Harbor International Airport. From this location, employers can attract labor from the entire Metro Phoenix area and can service its customers via convenient access to 6 major freeway systems.

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