

For Sale | ±106,388 SF

211 N. 51st Avenue

PHOENIX, AZ 85043 | INDUSTRIAL/MANUFACTURING FACILITY



Presented by:

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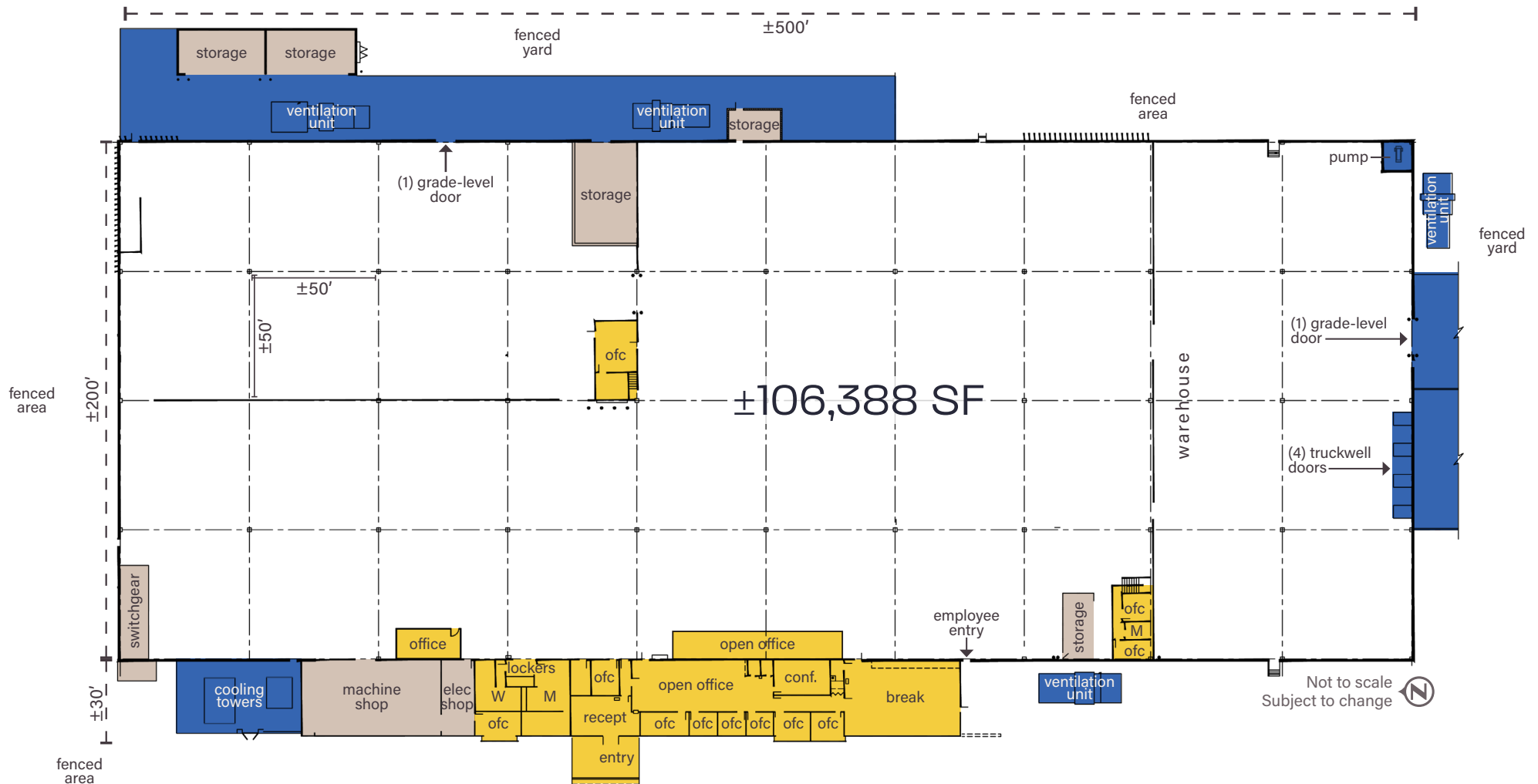
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CBRE

Property Highlights

This single-level Industrial building has **heavy power** and **access to natural gas**, and is situated on ± 8 acres of A-1 zoned land (Light Industrial, City of Phoenix). Constructed in 1976, the walls and roof are durable Double-T precast concrete beams.



1

Entry & Offices

Includes $\pm 6,500$ SF of office space, break rooms, locker rooms

2

Storage & Equipment

Includes various storage and equipment rooms across facility

3

Loading & Fenced Yards

Includes dock-high & grade-level doors, fenced areas and ventilation units



±106,388 SF^[1]
NET RENTABLE AREA



±8.0 Acres
LOT SIZE



±30'
CLEAR HEIGHT



Loading
TRUCKWELL & GRADE



Wet Sprinkler
FIRE SUPPRESSION



6000
AMPS OF POWER



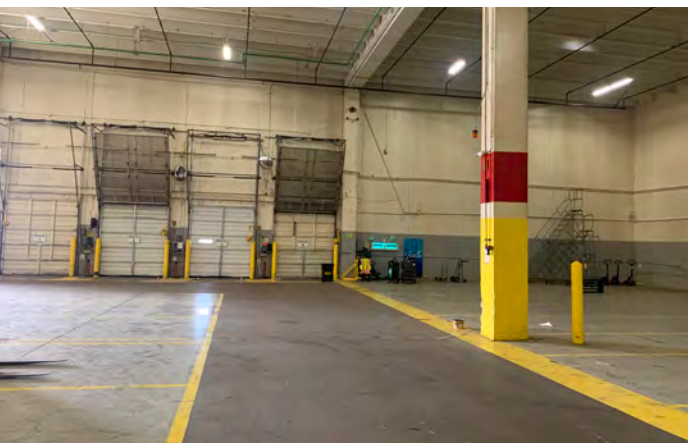
Natural Gas
LINES IN PLACE



Single Occupier
BUILDING



Secure Yard
STORAGE & PARKING





Location



±2.9M

Population 30-min drive^[1]



±255,962

Daily traffic on I-10^[2]



±152,915

Skilled Labor 5-mi radius^[3]



5th

Largest U.S. City^[4]



Not to scale
Subject to change

Loop 303
Access

±22 mins |
±15.3 miles

Loop 101
Access

±13 mins |
±6.6 miles

I-17
Access

±7 mins |
±3.9 miles

Biltmore Area/
Camelback Rd

±23 mins |
±12.6 miles

Downtown
Phoenix

±13 mins |
±5.5 miles

Phoenix
Sky Harbor
International
Airport

±16 mins |
±10.8 miles

Glendale

±22 mins |
±7.9 miles

W VAN BUREN ST

N 51st AVE



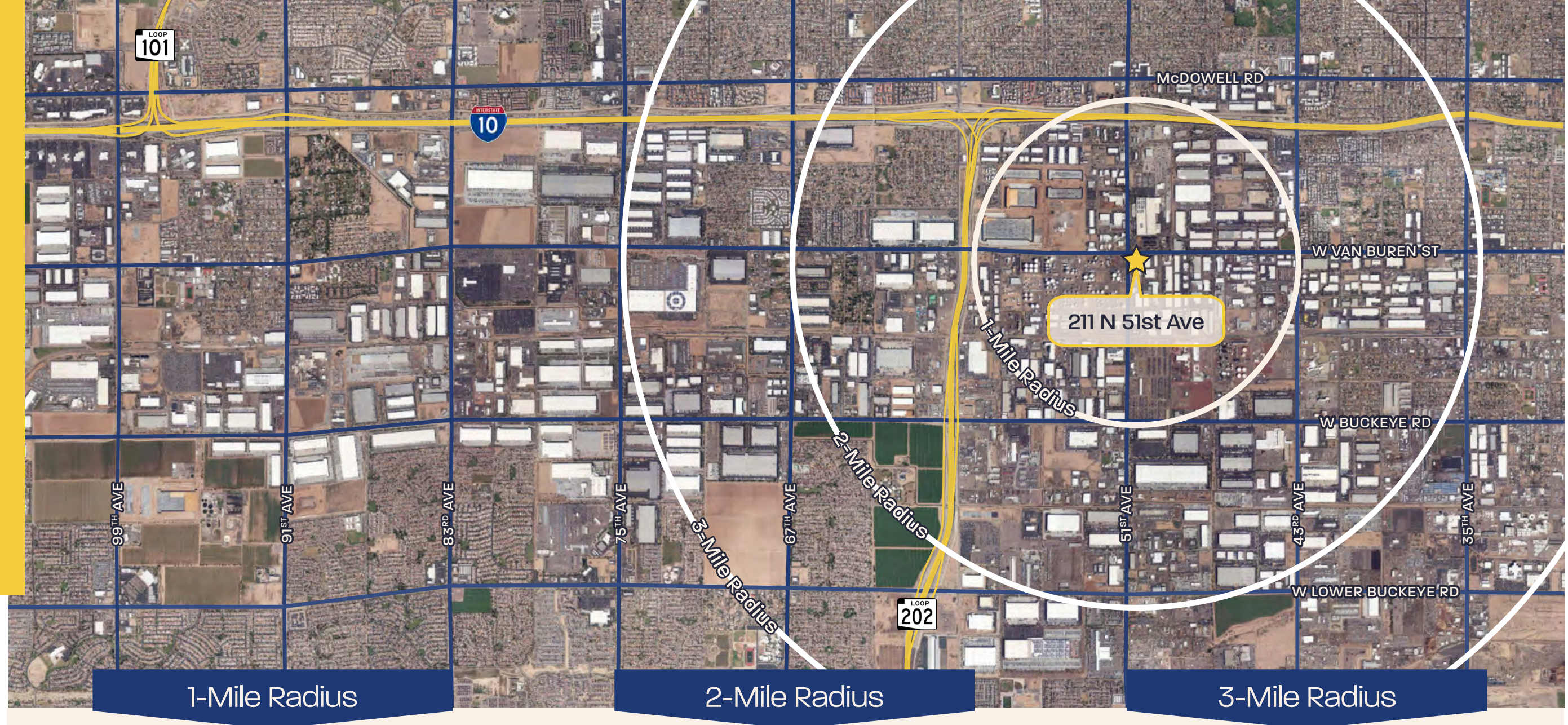
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[1][3] ESRI Report 2023

[2] ADOT Transportation DMS

[4] By population. United States Census Bureau

Neighbors



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