

For Sale | ±106,388 SF

211 N. 51st Avenue

PHOENIX, AZ 85043 | INDUSTRIAL/MANUFACTURING FACILITY



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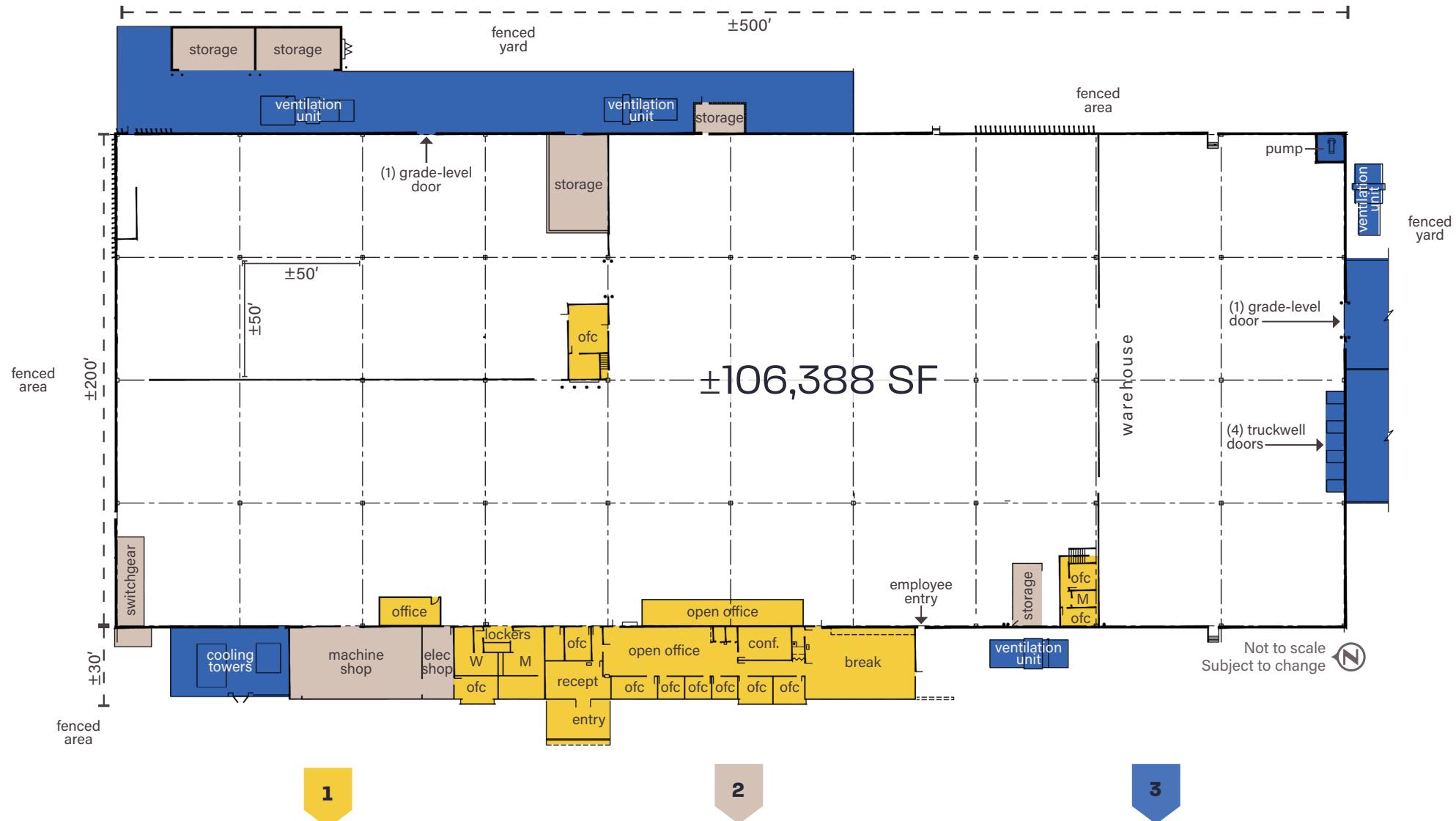
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CBRE

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.



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

Storage & Equipment
Includes various storage and equipment rooms across facility

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

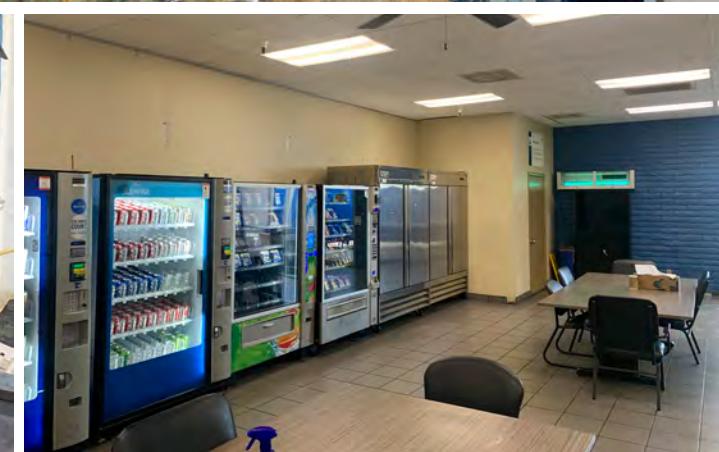
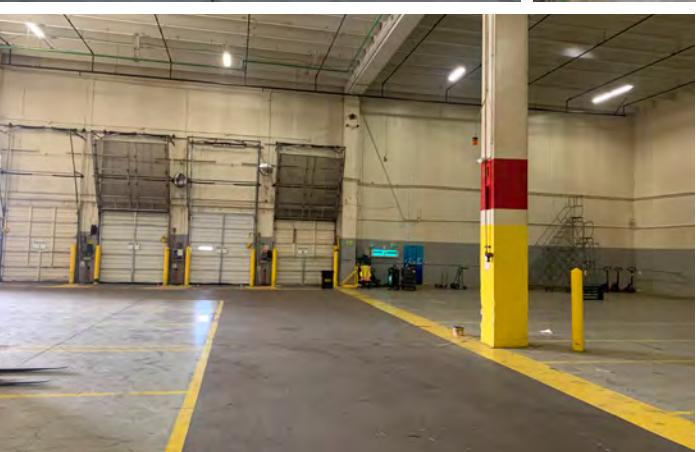
Wet Sprinkler
FIRE SUPPRESSION

6000
AMPS OF POWER

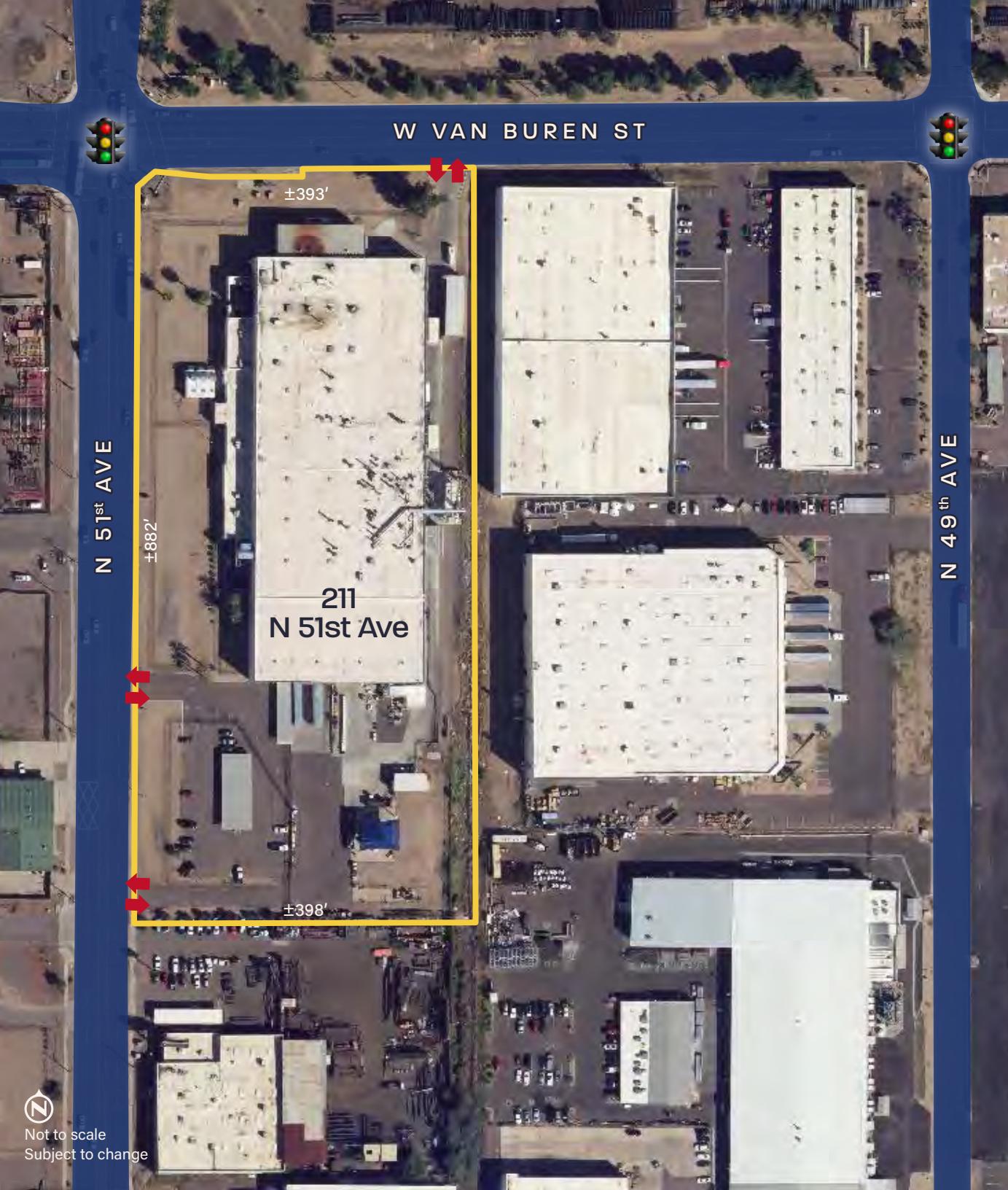
Natural Gas
LINES IN PLACE

Single Occupier
BUILDING

Secure Yard
STORAGE & PARKING

An aerial photograph of a large industrial building. The building has a blue roof and white walls. There are several loading docks with truck wells. Labels point to different features: '4 truckwell doors', '1 grade-level door', 'fenced yard', 'security gate', 'covered parking', and '(1) grade-level door'.

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

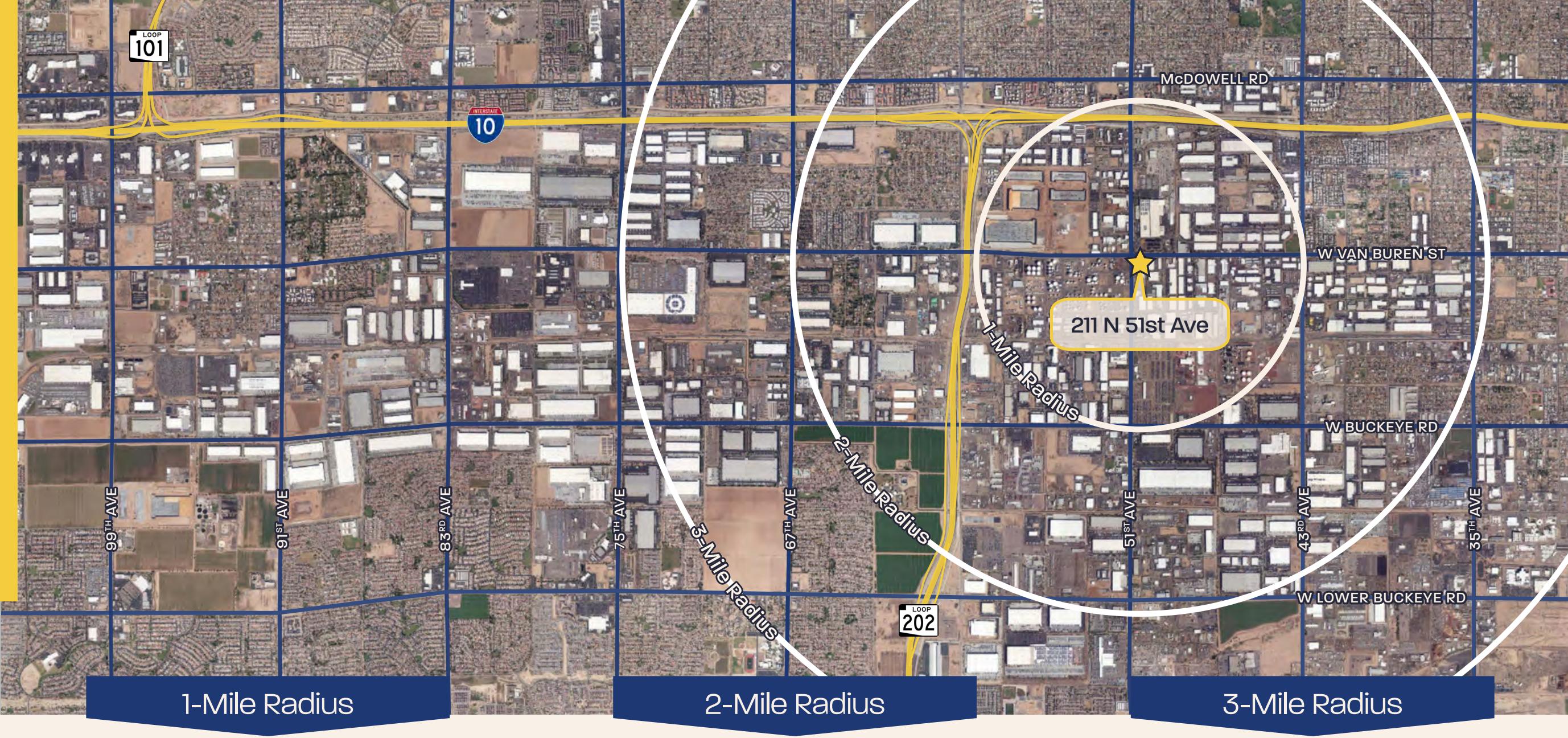
Largest U.S. City^[4]



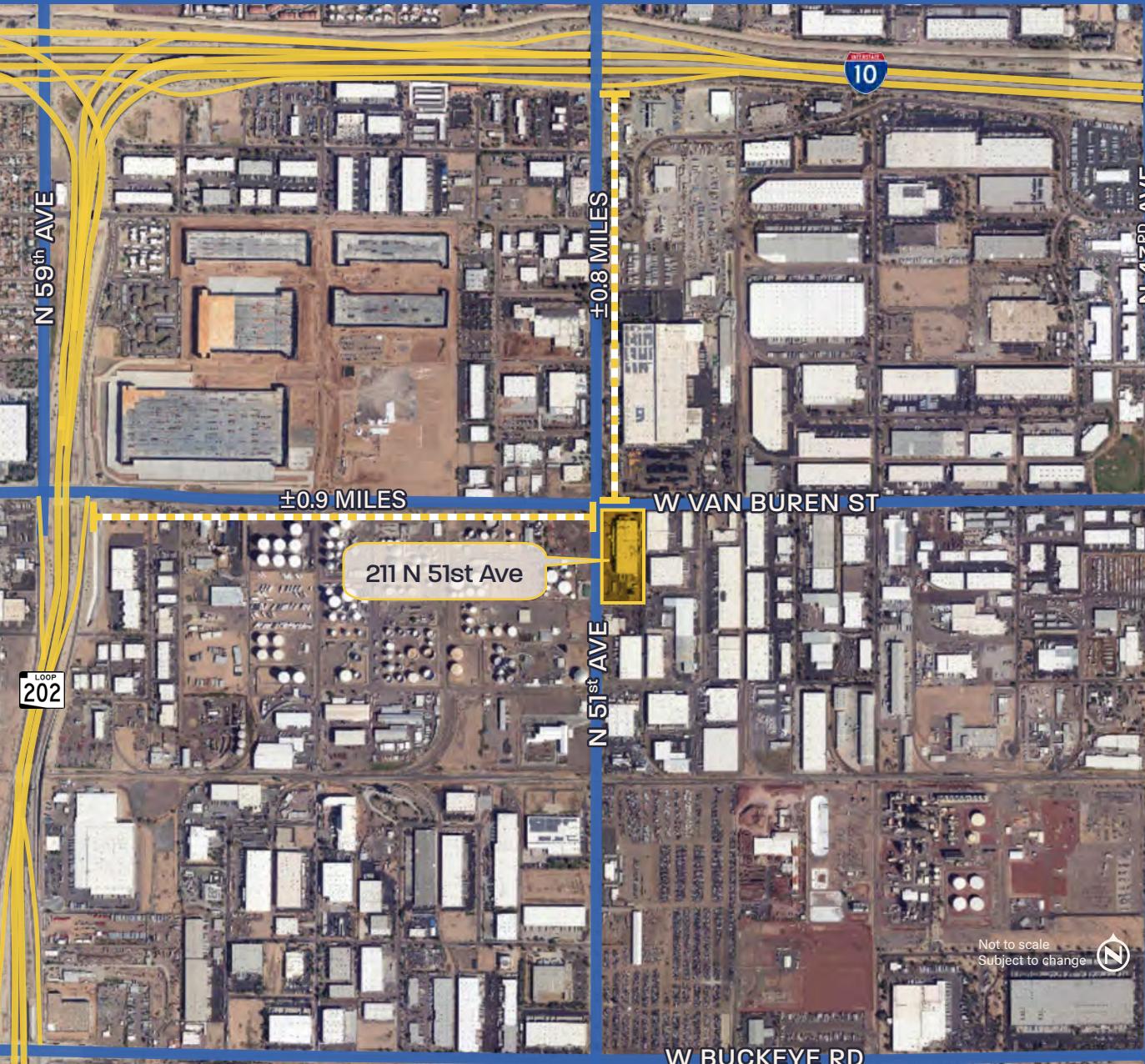
Not to scale
Subject to change



Neighbors



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