

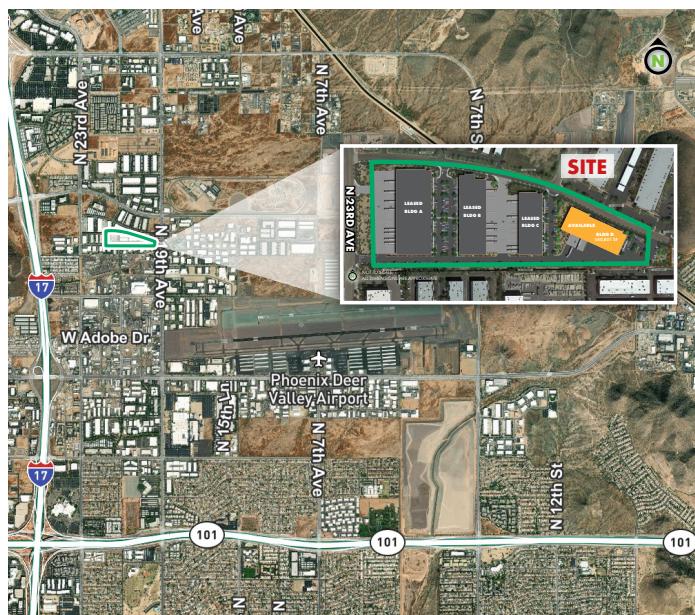
INDUSTRIAL SPACE FOR LEASE

±40,801 SF



**23305 North 23rd Avenue
Phoenix, AZ 85027**

Prologis Corridors Deer Valley 4



Location

Prologis Corridors Deer Valley is situated in the heart of the Deer Valley Industrial Submarket, a sought-after location with excellent connectivity to Loop 101 and I-17. These major highways offer convenient access throughout the Phoenix Metropolitan area. The property is just 20 minutes from downtown Phoenix and 25 minutes from Phoenix Sky Harbor International Airport.

Facility

- ±40,801 SF available
- 4 edge of docks levelers
- ±2,170 SF of office
- ±1600 amps, 277/480v
- ±24' minimum clear height
- ±120' truck court depth
- LED lighting
- ESFR sprinklers (25.2 K-value)
- 100% HVAC
- R-30 insulation
- 4 dock-high doors (additional dock-doors can be added)

Your single-source service for efficient move-in and operations: prologisessentials.com



Unlock the full potential of your **warehouse with one strategic, single-source partner.**



Legend



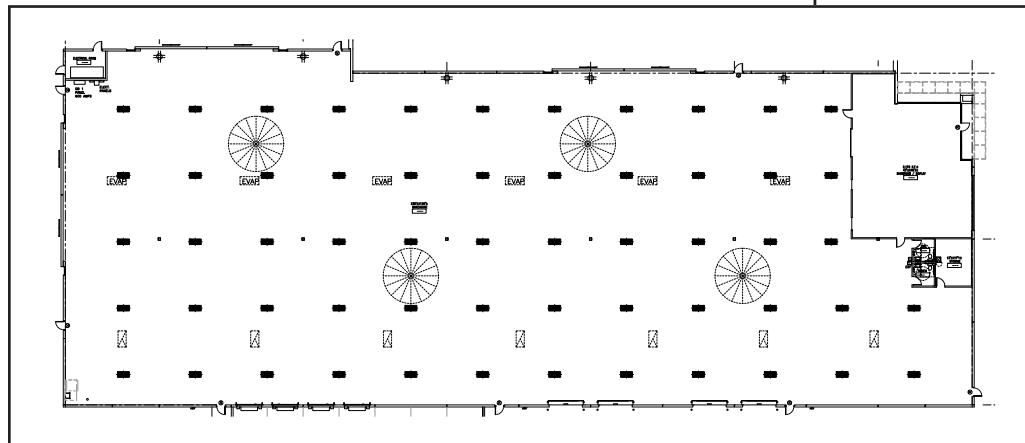
NORTH

LAND

LEASED

AVAILABLE

▲ GROUND LEVEL DOORS



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