

For Sale | ±106,388 SF

211 N. 51st Avenue

PHOENIX, AZ 85043 | INDUSTRIAL/MANUFACTURING FACILITY



Presented by:

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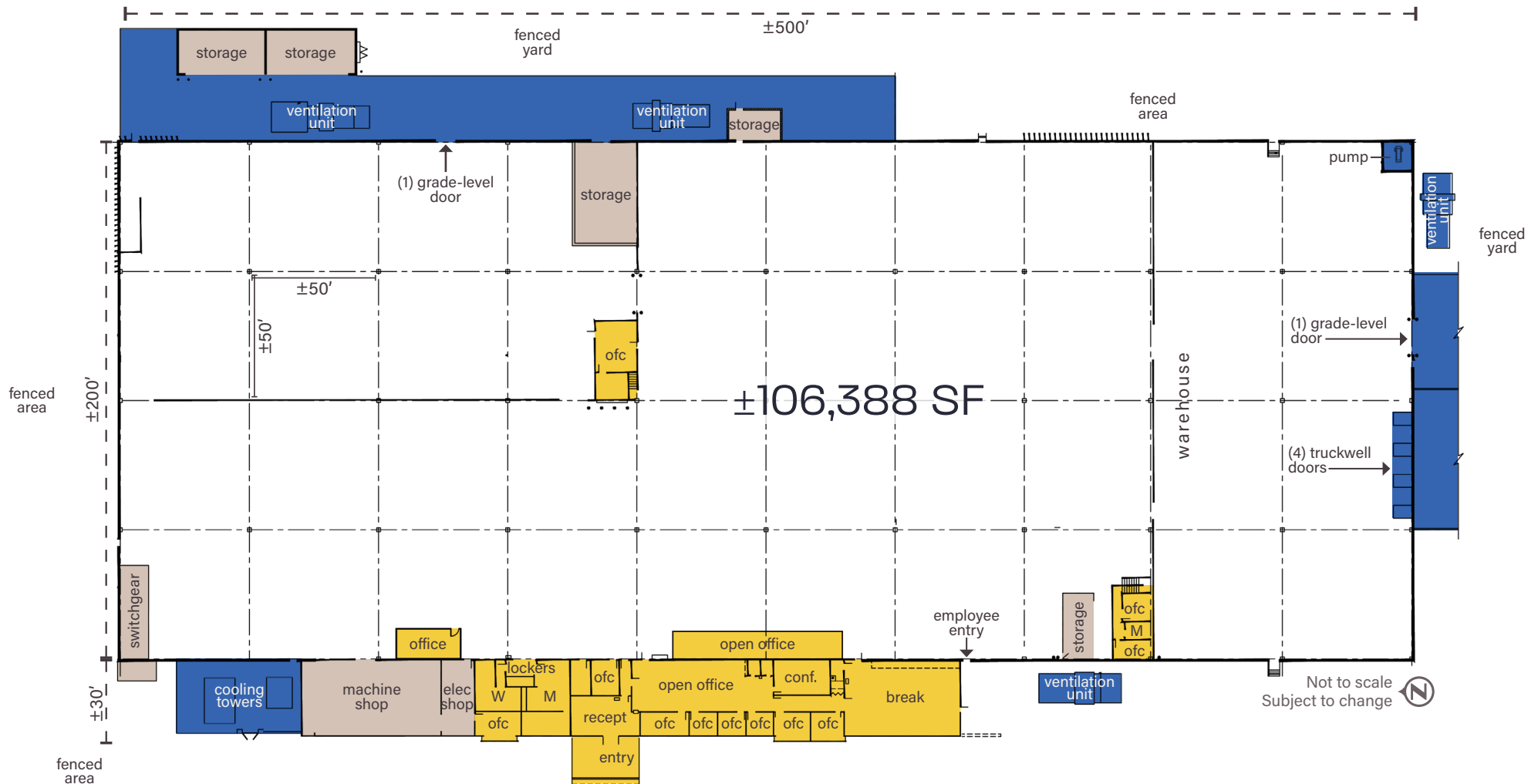
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CBRE

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 ±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



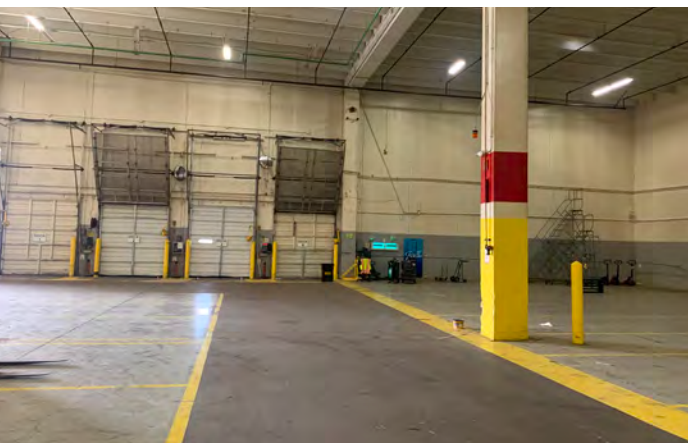
Natural Gas
LINES IN PLACE



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



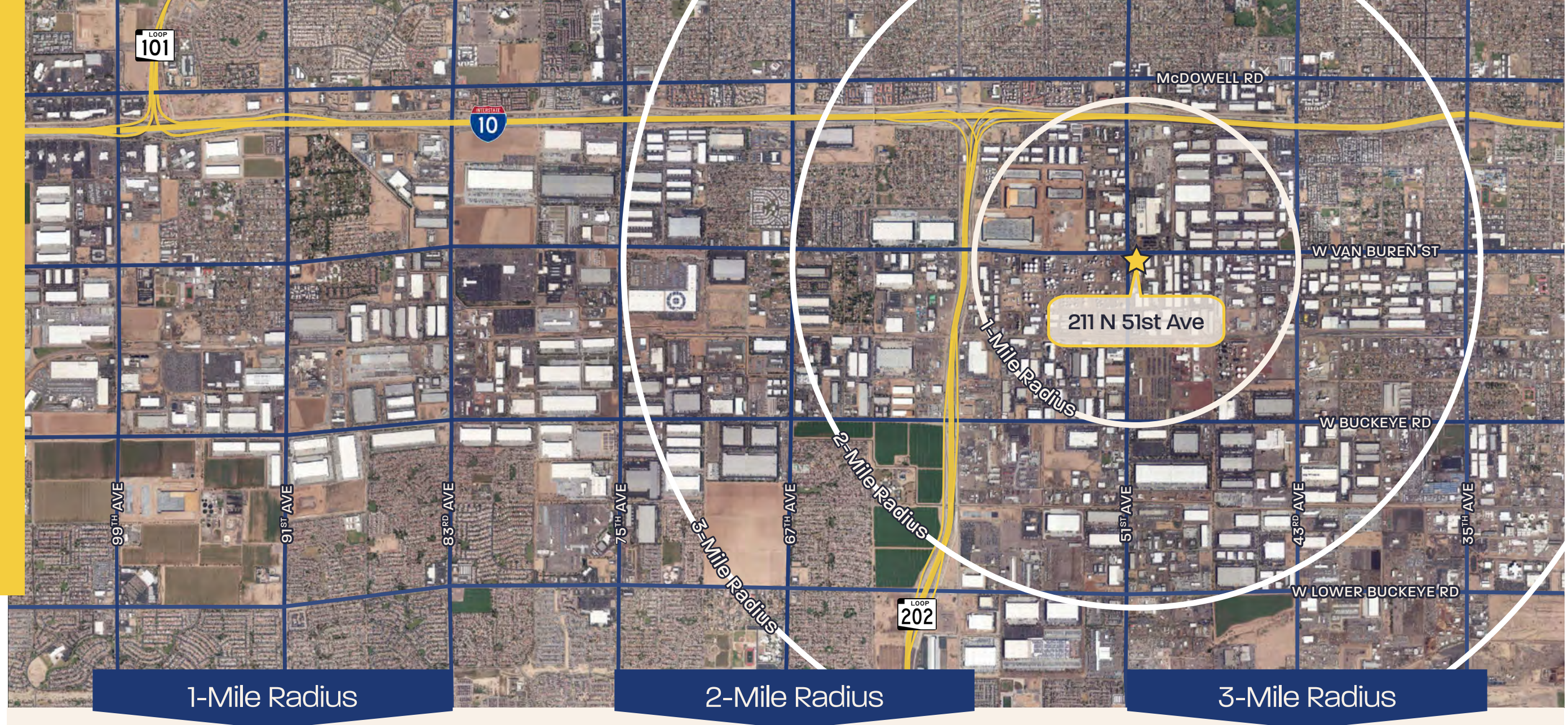
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[1][3] ESRI Report 2023

[2] ADOT Transportation DMS

[4] By population. United States Census Bureau

Neighbors



1-Mile Radius

Logos for companies within a 1-mile radius of 211 N 51st Ave, including: Cintas, MB Martin Brower, Penn, United States Postal Service, The Home Depot, Goodwill, MacArthur Co., Iron Mountain, Grainger, Kinder Morgan Inc., Bristol Myers Squibb, Empire Cat, Public Storage, Digital Building Components, Urban Shed Concepts, Liquid Environmental Solutions, Honeywell, Snyder's of Hanover, Advance Auto Parts, Penske Collision, Ryerson, ABF Freight, Thermo Fluids, Coleman, Troy, Capital Lumber Company, Hydro, Iconex, Caljet, Reyma, ADS, Carco Industries, BedTech, and ViaTek Solutions.

2-Mile Radius

Logos for companies within a 2-mile radius of 211 N 51st Ave, including: Wolf, Sub-Zero, Cove, The Living Kitchen, Ashley, Sealy, Ultra Energy, Weyerhaeuser, Southwest Gas, Amazon fulfillment, FedEx, Aramark, UPS, Atlas, DAIKIN McQUAY, North American Moving Services, Niagara, Clearwing, US Foods, TruDoor, Herbalife Nutrition, Hadrian, Prologis, Hydraulics Inc., DHL, Beng, Purecare, Arbor, GoodFibers, Orepac Building Products, Geodis, The Real Real Brand Book, InCide Technologies Inc., Udi Updike Distribution Logistics, Chef's Warehouse, EcoFasten, and Incide Technologies Inc.

3-Mile Radius

Logos for companies within a 3-mile radius of 211 N 51st Ave, including: Penske, Amazon, Shaw, O'Reilly Auto Parts, UPS, Dunn Edwards Paints, Target, Shurtape Technologies, FedEx, Stitch Fix, Shearer's Snacks, Vortex, Johnson Controls, Cornerstone Building Brands, The Home Depot, CenturyLink, Nabisco, Marshalls Distribution Center, Amazon Jobs, Roadcase.com, Hello Fresh, P&G, Xtra Lease, Wastebuilt, Master Halco, Victory Packaging, Curbell Plastics, Metso, Brecco Water Solutions, Oldcastle BuildingEnvelope, Essendant, Sinomax, HBI International, Sleep Outfitters, CaaStle, and Silgan Closures.

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