

# VAN BUREN DISTRIBUTION CENTER

10 S 48th Ave  
Phoenix, Arizona



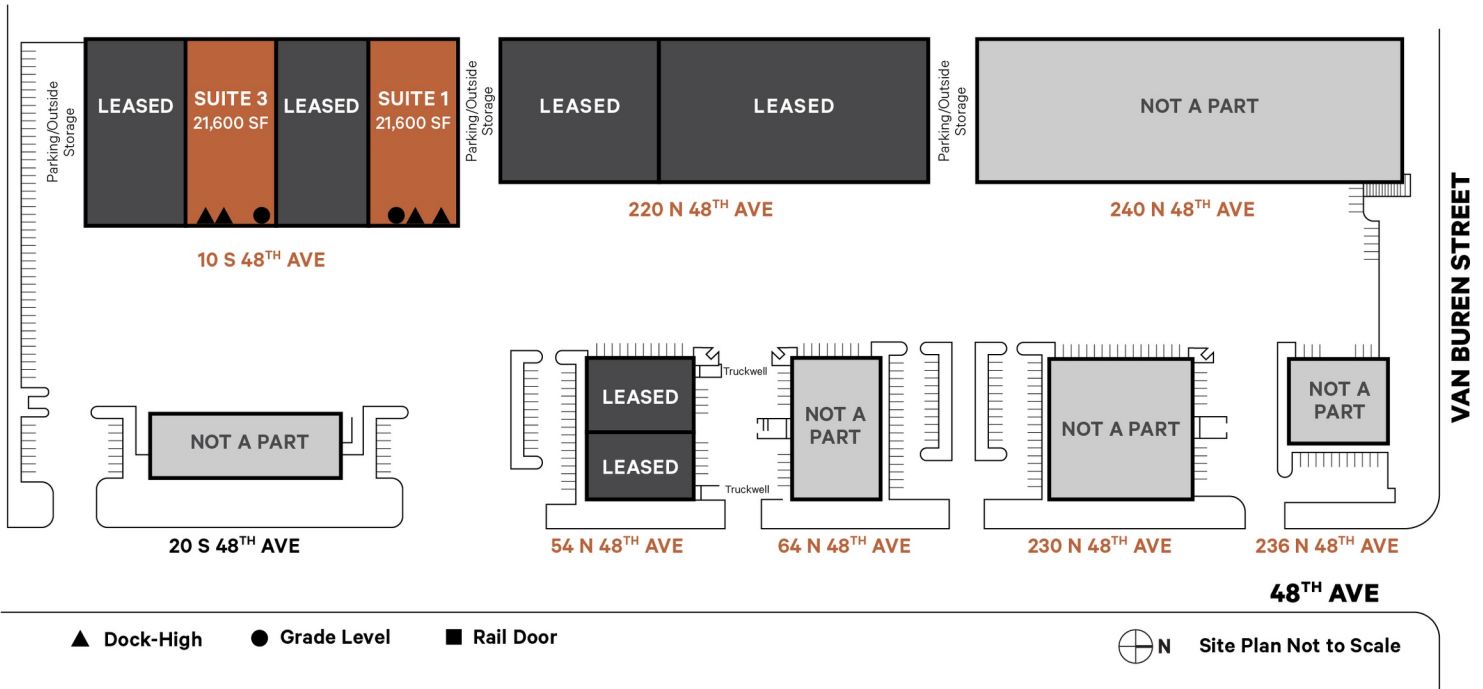
FOR LEASE

(2) ±21,600 SF Spaces Available



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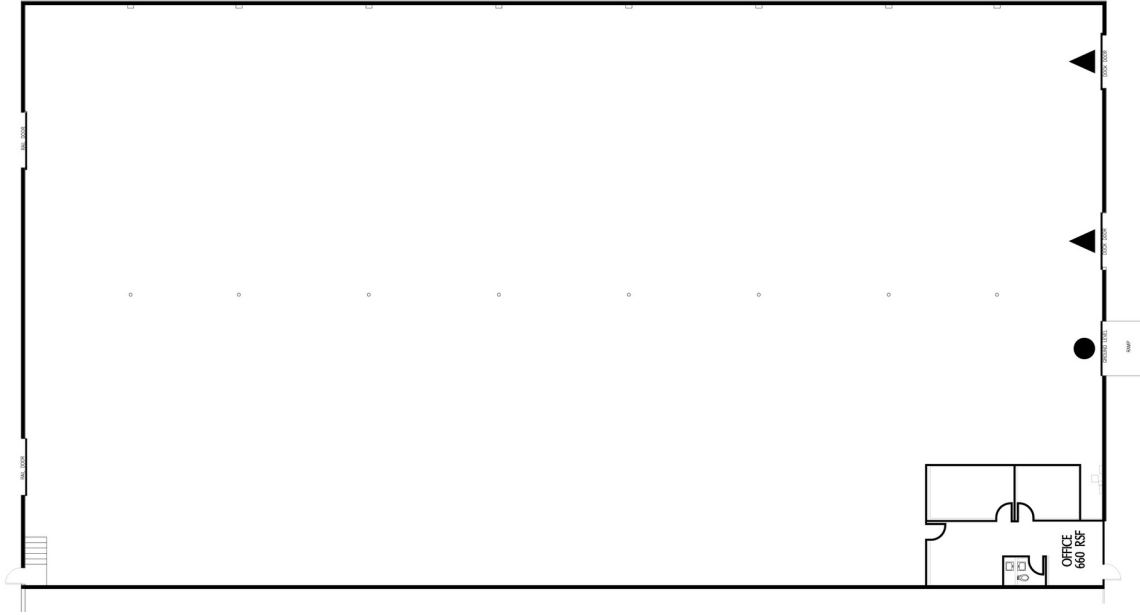







# Features

- Access to I-10 within 1.3 miles
- Located in an Opportunity Zone
- In-Fill Location
- Access to Loop 202 freeway within 1.5 miles
- Low Tax District
- SW N of Buckeye Road Submarket

# 10 S 48TH AVE, PHOENIX, ARIZONA




 Not to Scale  
 All Measurements Are Approximate

Loading Key:  
 : Dock High  
 : Grade Level



## SUITE 1 - ±21,600 SF

Office SF: ±660 SF

Warehouse SF: ±20,940 SF

Loading: 2 Dock Doors, 1 Grade Level Ramp

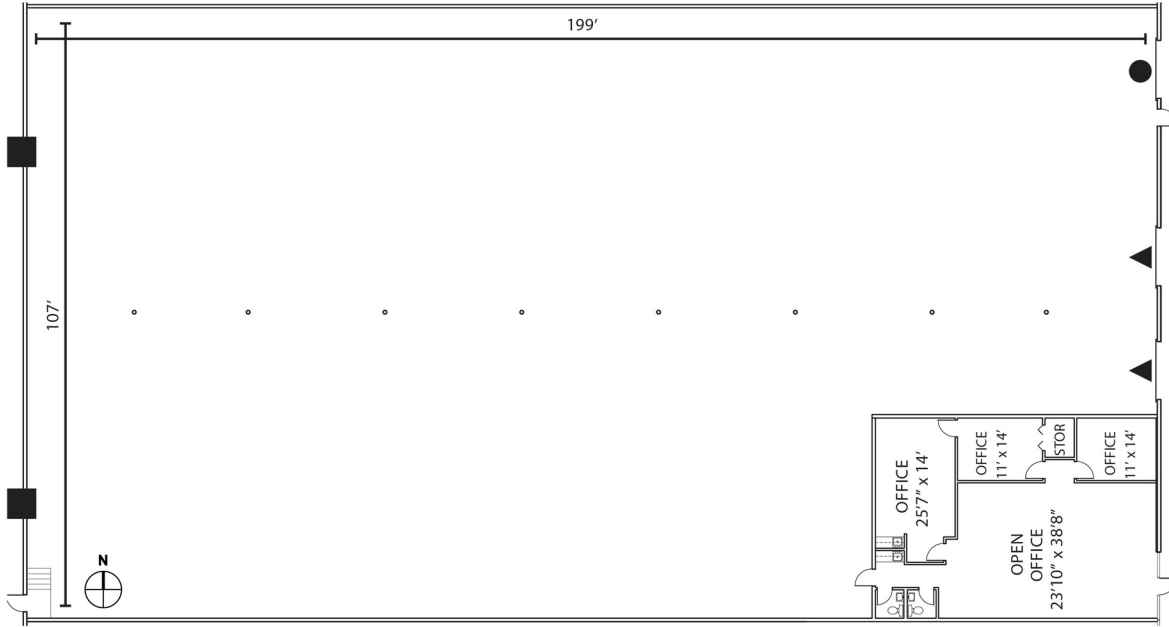
Clear Height: 24'


EVAP: Cooled Warehouse



Power: 200 Amps, 277/480 Volts

Misc: Rail Service Capable

# 10 S 48TH AVE, PHOENIX, ARIZONA




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## SUITE 3 - ±21,600 SF

Office SF: ±1,742 SF

Warehouse SF: ±19,858 SF

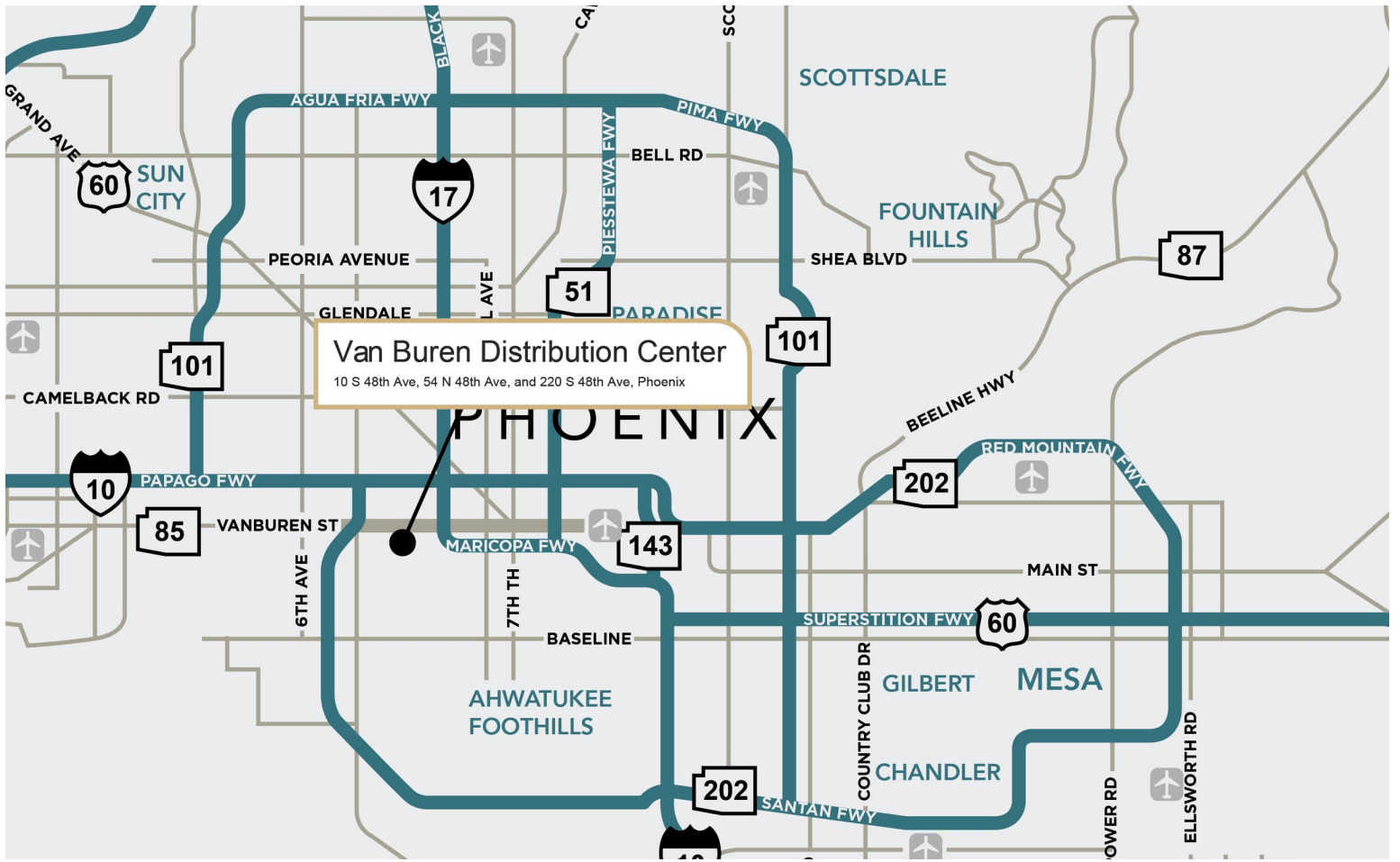
Loading: 2 Dock Doors, 1 Grade Level Ramp

Clear Height: 24'

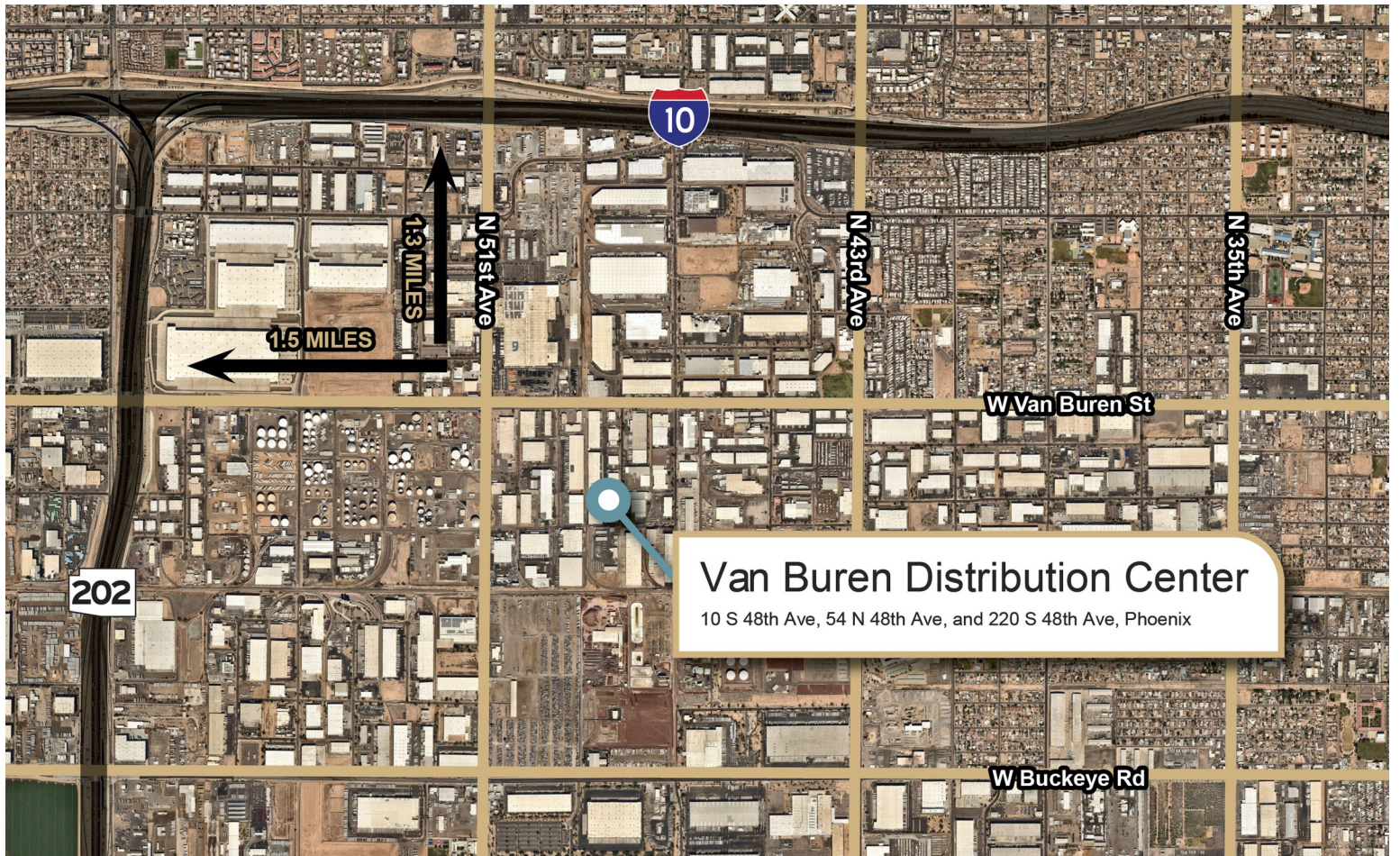
EVAP: Cooled Warehouse

Power: 200 Amps, 277/480 Volts

Misc: Rail Service Capable



**Van Buren Distribution Center**  
 10 S 48th Ave, 54 N 48th Ave, and 220 S 48th Ave, Phoenix



**Van Buren Distribution Center**  
 10 S 48th Ave, 54 N 48th Ave, and 220 S 48th Ave, Phoenix

# CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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