



AVAILABLE | **±48,000 SF CLASS A WAREHOUSE SPACE IN CENTRAL PHOENIX**

3232 S 48th St • Phoenix, AZ 85040

SKY HARBOR AIRPORT SUBMARKET • PRIME LEASE EXPIRES ON 10/31/2033 • RATE IS NEGOTIABLE

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Property Information

PROPERTY OVERVIEW

Address 3232 S 48th St, Phoenix, AZ

Building Size ±146,526 SF

Leaseable Area ±48,000 SF (East End-Cap)

Type Class A Industrial Warehouse

Zoning A-1

Prime Lease Exp. Date 10/31/2033

Current Rate Negotiable



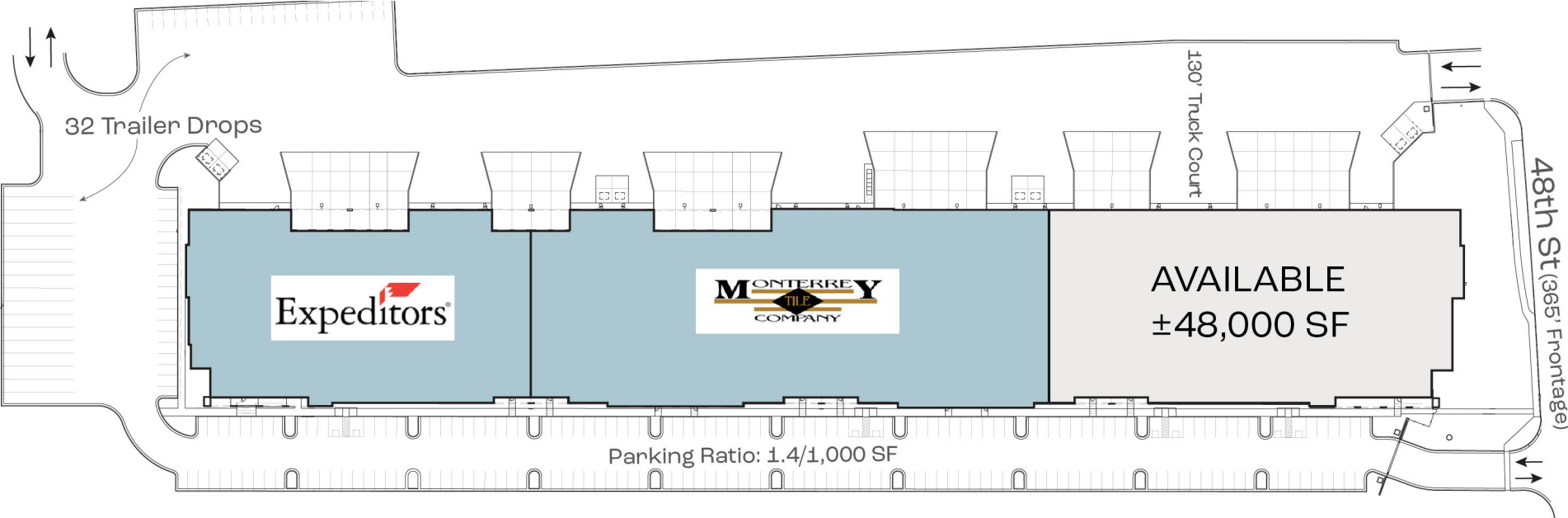
PROPERTY HIGHLIGHTS

- Frontage on SR- 143
- Clear Height: 28'
- Secure Truck Court
- Evap Cooled Warehouse
- 126' Turning Radius
- Parking Ratio: 1.4/1,000 SF
- Truckwell & Ground Level Loading
- Direct Access to Phoenix Sky Harbor International Airport — 5-Minute Drive Time
- 2 Minutes to Full Diamond Interchange

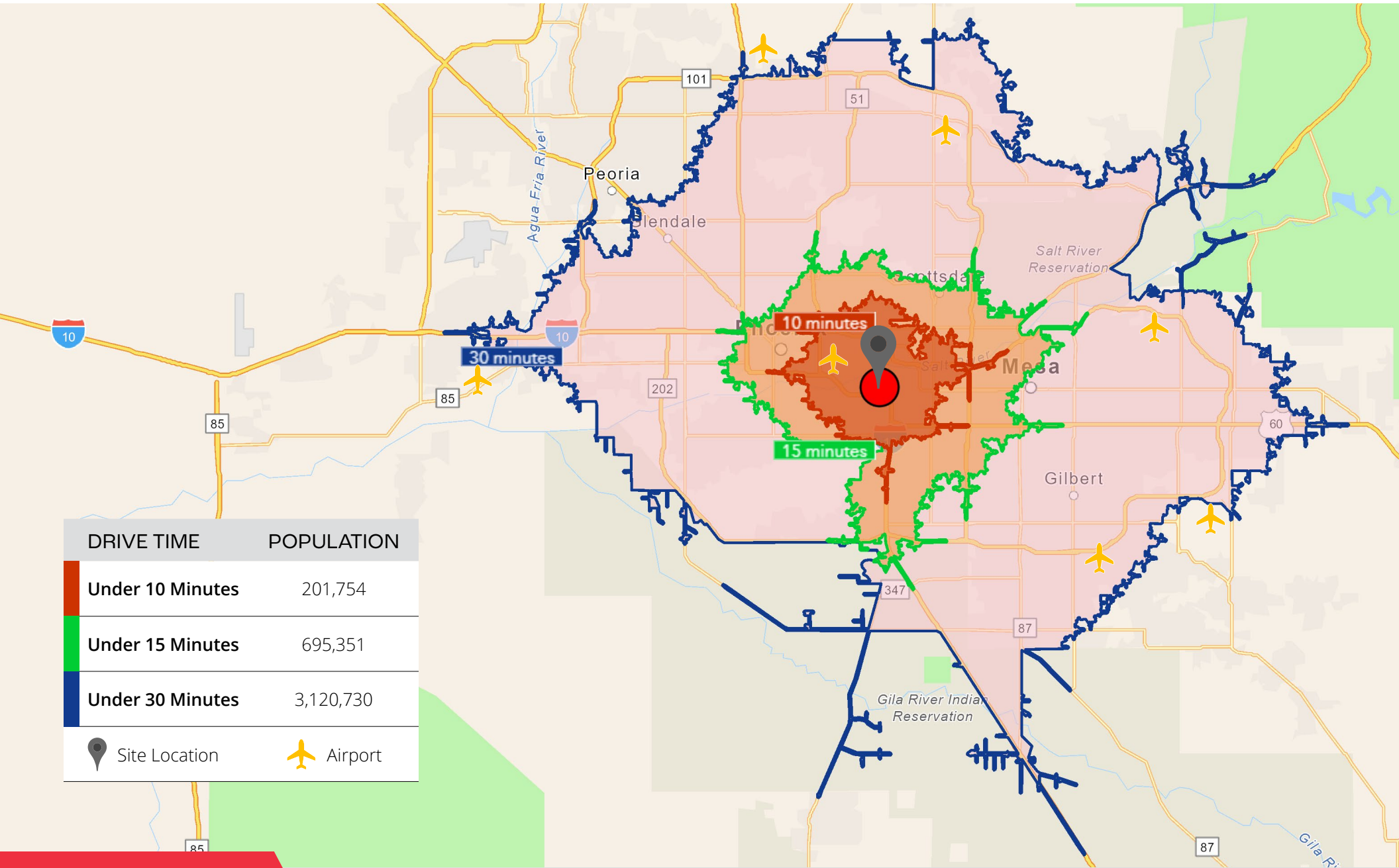
Airport48 is a forthcoming warehouse building set to encompass approximately 146,526 square feet. Positioned strategically within Central Phoenix, this industrial facility is situated on one of the last remaining infill land sites in the area. This development offers a distinctive opportunity for industrial stakeholders in search of a central hub that seamlessly connects to the major Phoenix freeway systems.

The site's direct access to Phoenix Sky Harbor International Airport adds a layer of convenience, particularly beneficial for logistics-oriented enterprises operating within or intending to enter the Phoenix market. Anticipated for completion in the third quarter of 2023, the Airport48 project provides a layer of operational efficiency to help foster business growth.

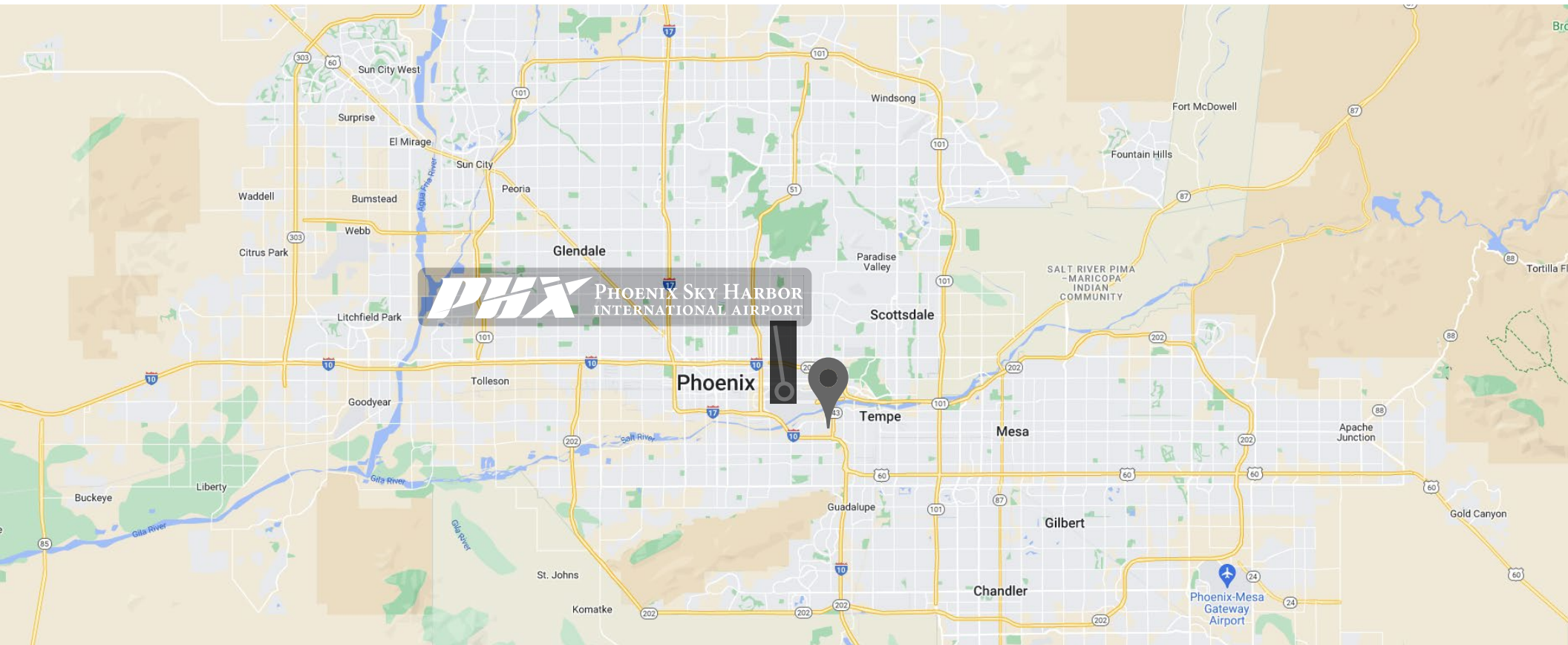
Building Site Plan



Drive Time Map



Location Map & Demographics



PROPERTY DEMOGRAPHICS



2023 Total Population



2028 Est. Population



Median Household Income



MOHRTM
P A R T N E R S

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