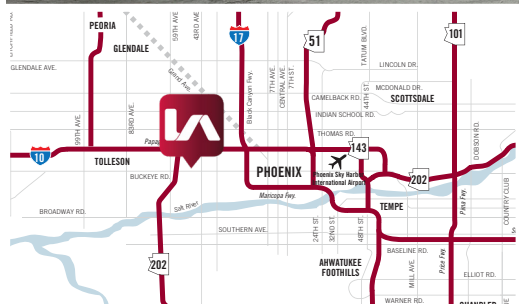


# ±100,000 SF FREESTANDING INDUSTRIAL BUILDING WITH LARGE YARD

601 SOUTH 55TH AVE, PHOENIX, AZ



**FOR SUBLEASE UNTIL JUNE 30, 2027**

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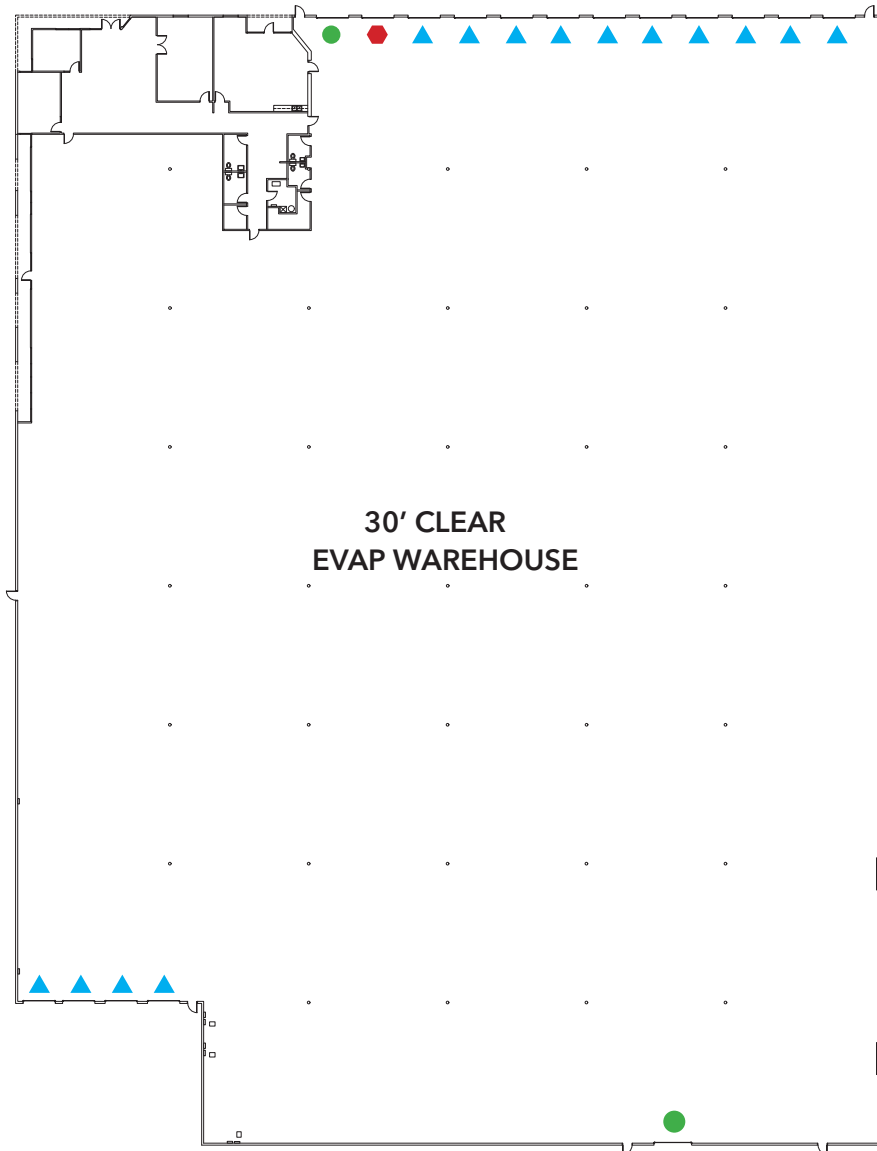
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● = Grade Level    ● = Van Height    ▲ = Dock High



## BUILDING FEATURES:

- 100,000 SF Freestanding Building
- Large reception area, 3 private offices, conference room, and break room
- ±2 Acre Outdoor Storage Yard
- 14 Dock Doors
- Two (2) Grade Level Doors
  - One (1) Ramp to Grade
  - One (1) 12' x 14'
- 30' Clear Height
- EVAP Cooled Warehouse
- Est. Power: 3,600 amps 277/480v
- Natural gas
- A-2 Zoning
- Master Lease Expires: June 30, 2027



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601 SOUTH 55TH AVE, PHOENIX, AZ



OFFICE ENTRY



OFFICE



WAREHOUSE



WAREHOUSE



SECURE YARD



SECURE YARD



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