

# 1590

EAST RIVERVIEW ROAD  
PHOENIX | ARIZONA



**±90,000 SF AVAILABLE FOR LEASE**

NWC 16th Street Riverview Road, Phoenix, AZ 85034





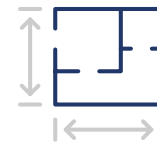
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< 10 Min to Sky Harbor



±3,717 SF Office



Zoning:  
A-2, City Of Phoenix



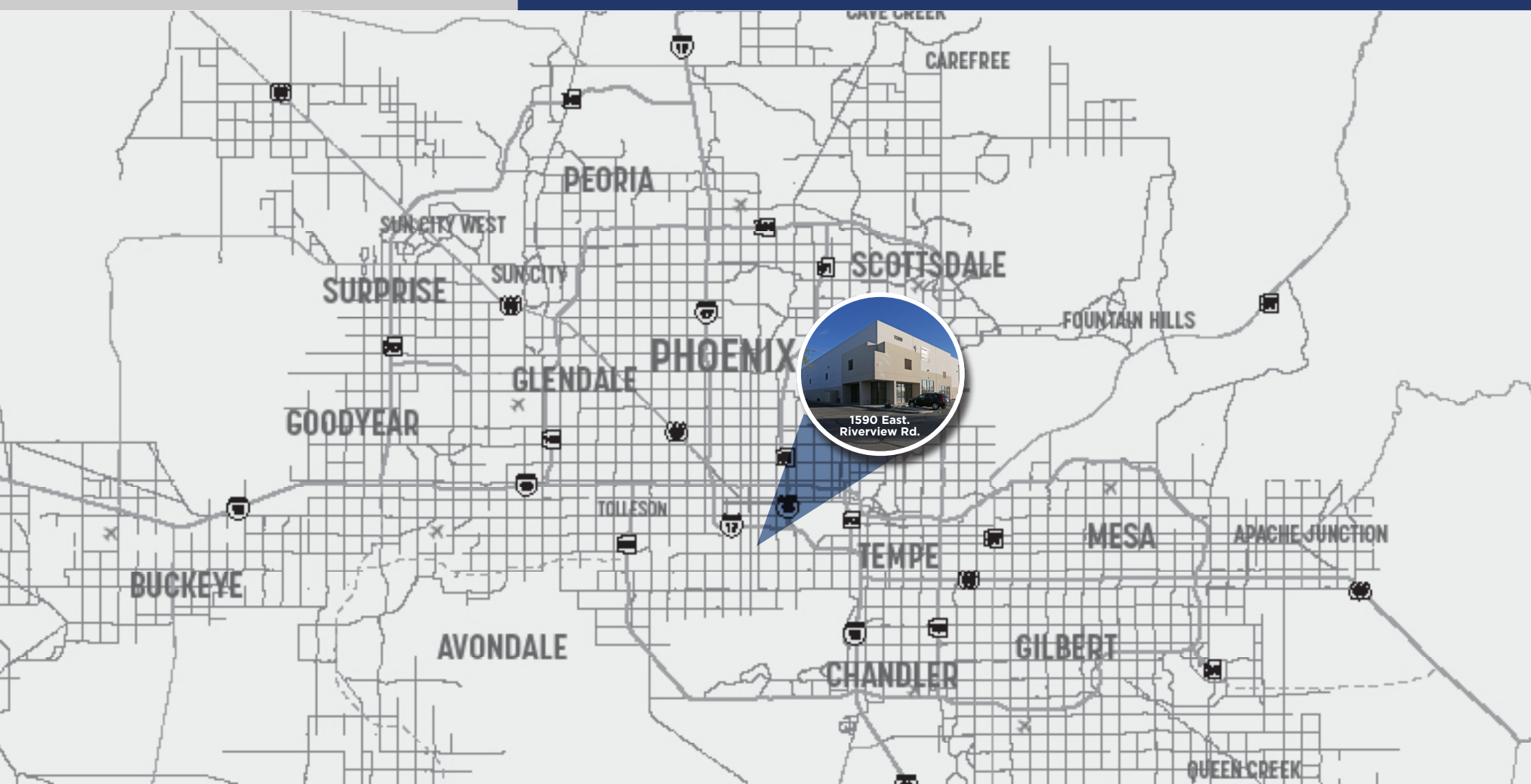
Secured Fenced Yard



Half Mile to I17



Site: 5.23 Acres



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## BUILDING FEATURES

**BUILDING SIZE**  
±90,000 SF  
(ON 5.23 ACRES)

**OFFICE**  
±3,717 SF

**CLEAR HEIGHT**  
±28'

**DOCK DOORS**  
TWENTY ONE

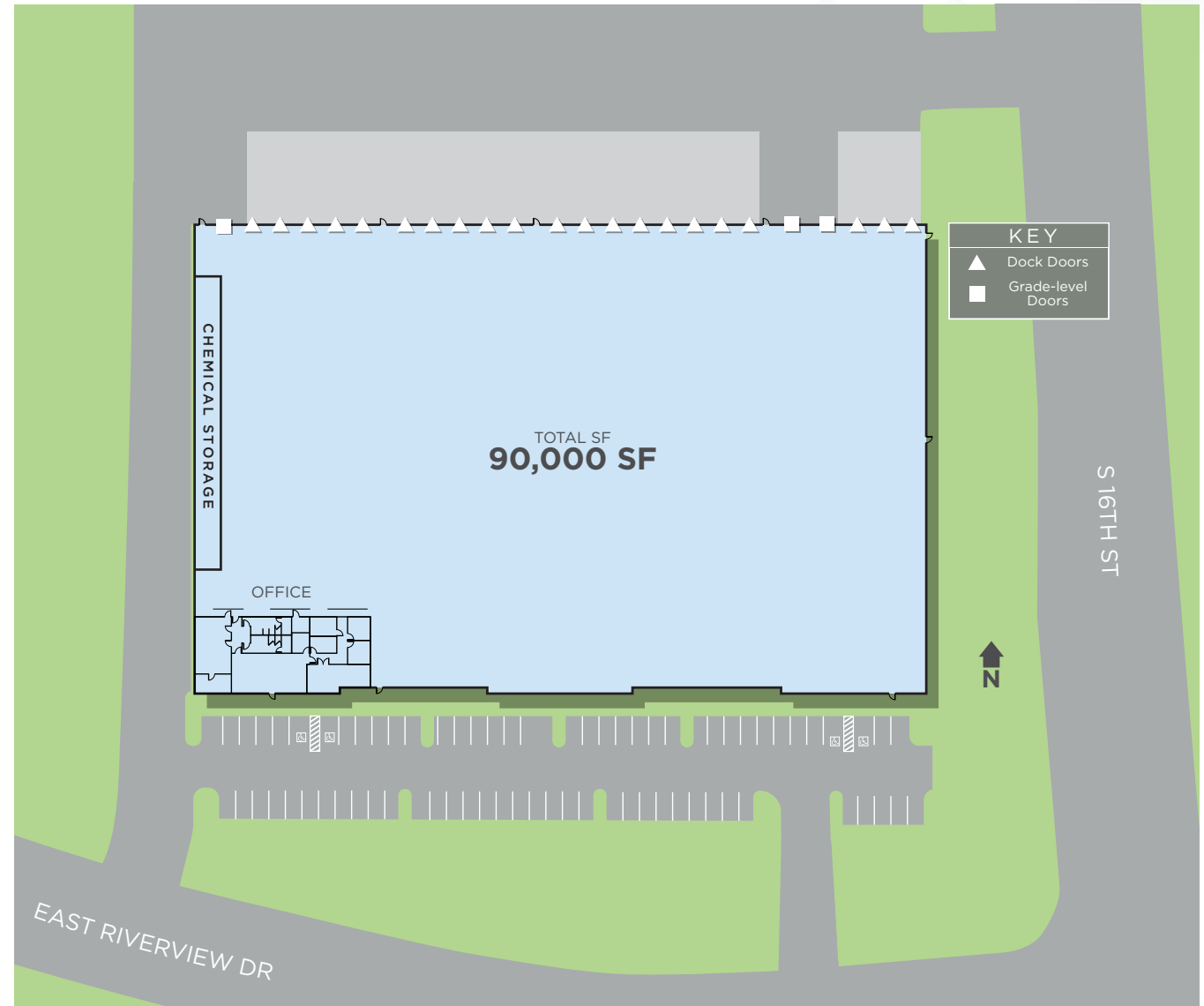
**GRADE LEVEL DOORS**  
THREE

**SPRINKLERS**  
ESFR

**ROOF**  
4 PLY BUILT UP  
W/ STEEL TRUSSES

**POWER**  
2,000A/277 -  
480V 3P HEAVY

**ZONING**  
A-2 CITY OF PHOENIX



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## SKY HARBOR INDUSTRIAL MARKET

The Sky Harbor Airport submarket has regularly been one of the most robust and strongest performing industrial areas in Metro Phoenix. This industrial area is one of the largest and most well-known due to the proximity to I-10, I-17, U.S. Route 60, and Loop 202. Logistics, distribution, and e-commerce users continue to fuel positive absorption in Sky Harbor Airport. Overall demand shows no signs of slowing, with tightening vacancy rates in the submarket. The Sky Harbor Airport submarket has historically been a strong performing area and coupled with the up-tick in investors aggressively pursuing well-located assets in secondary markets makes the Property's location a major benefit.



### CLOSE PROXIMITY

TO PHOENIX SKY HARBOR INTERNATIONAL AIRPORT, ARIZONA STATE UNIVERSITY, AND ABUNDANT AMENITIES.



### 6 FREEWAY

ACCESS ROUTES NEARBY.



**1,450,000**

WORKFORCE POPULATION WITHIN 45-MINUTE COMMUTE.



**< 6 HOURS**

FROM PORT OF LOS ANGELES & LONG BEACH



### 1-DAY TRUCK

TURNAROUND FROM PORTS IN CALIFORNIA AND MEXICO.



### SHIPPING COSTS

FROM GREATER PHOENIX TO CALIFORNIA ARE UP TO 75% LOWER THAN OTHER MOUNTAIN WEST MARKETS.



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For more information, please contact:

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