



±90,000 SF AVAILABLE FOR LEASE

NWC 16th Street Riverview Road, Phoenix, AZ 85034











< 10 Min to Sky Harbor



±3,717 SF Office



Zoning: A-2, City Of Phoenix



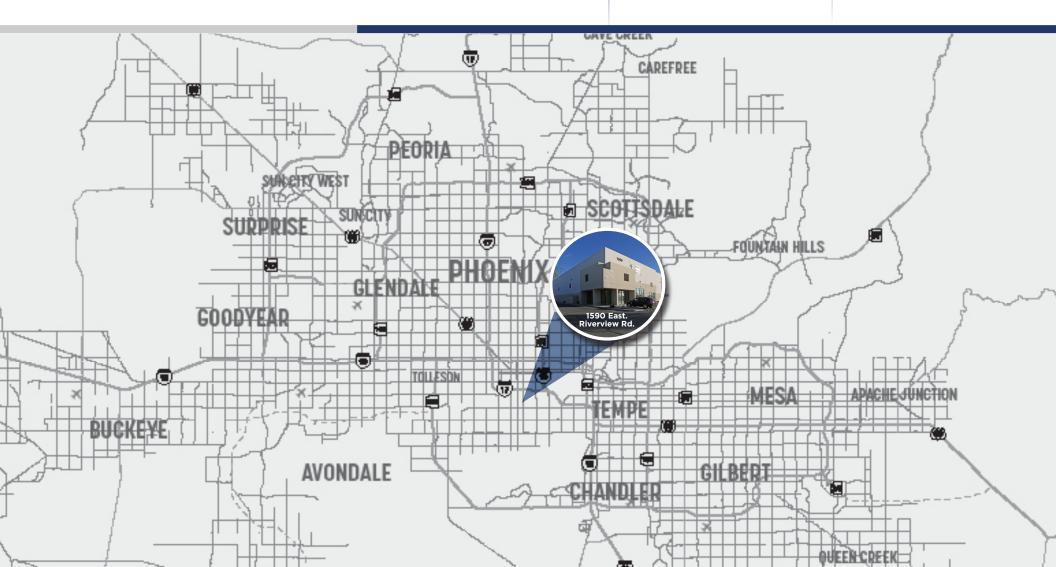
Secured Fenced Yard



Half Mile to I17



Site: 5.23 Acres



1590 EAST RIVERVIEW ROAD PHOENIX | ARIZONA

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



1590 EAST RIVERVIEW ROAD PHOENIX | ARIZONA

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.





For more information, please contact:

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