

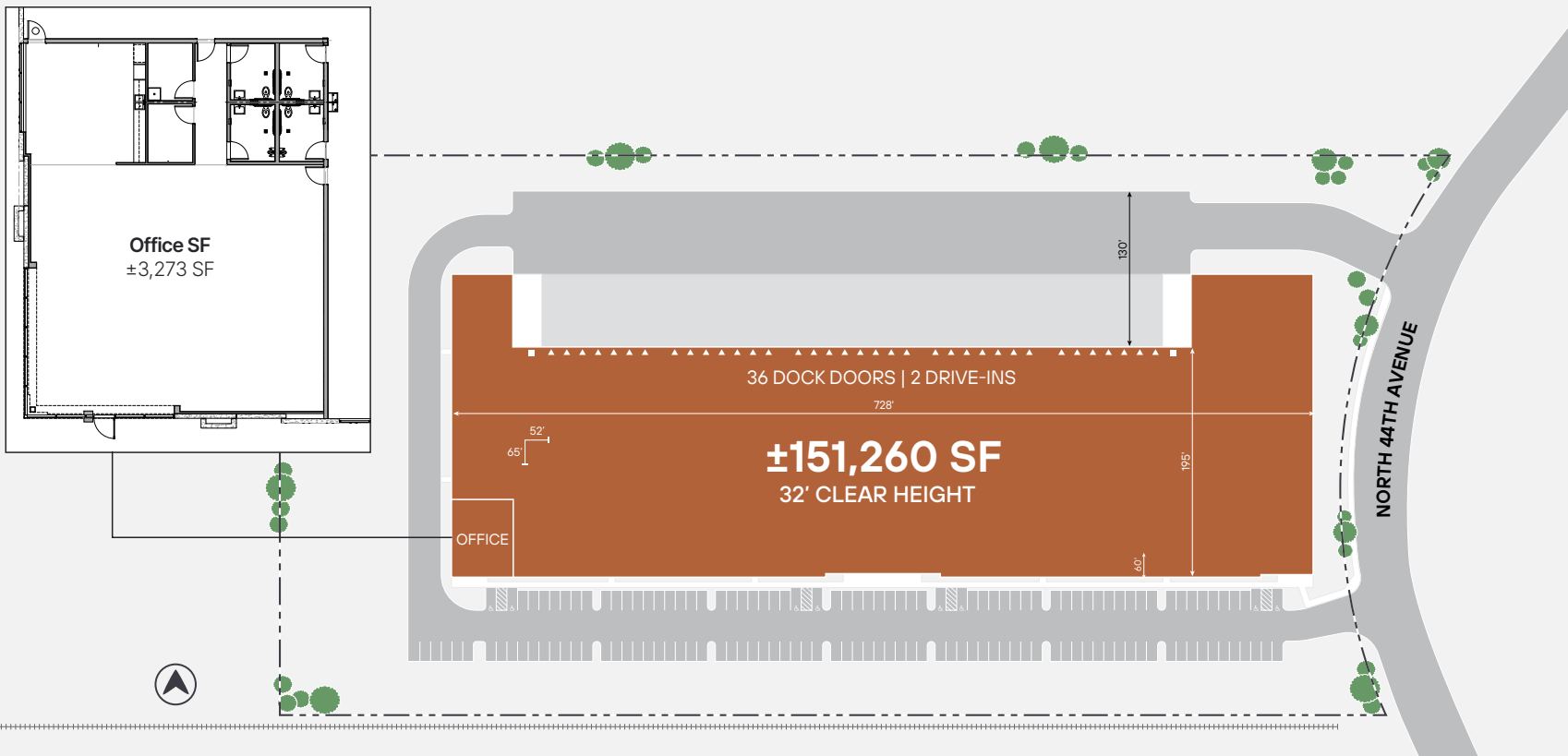
SAGUARO LOGISTICS CENTER

\$1.00 PSF Broker Bonus
For three year deals signed by 6/30/26

±151,260 SF

Class A Industrial Building
Delivering Q3 2026

844 North 44th Avenue, Phoenix, AZ



SPECIFICATIONS

844 North 44th Avenue, Phoenix, AZ

Available SF	±151,260 SF	Clear Height	32'	Loading Formatt	Rear
Office SF	±3,273 SF	Column Spacing	52' x 65'	Truck Court Depth	130'
Site Size	7.8 Acres	Dock Doors	36	Car Spaces	143
Building Dimensions	728' x 195'	Drive-Ins	2	Power	+3,000 amp (to-suit)

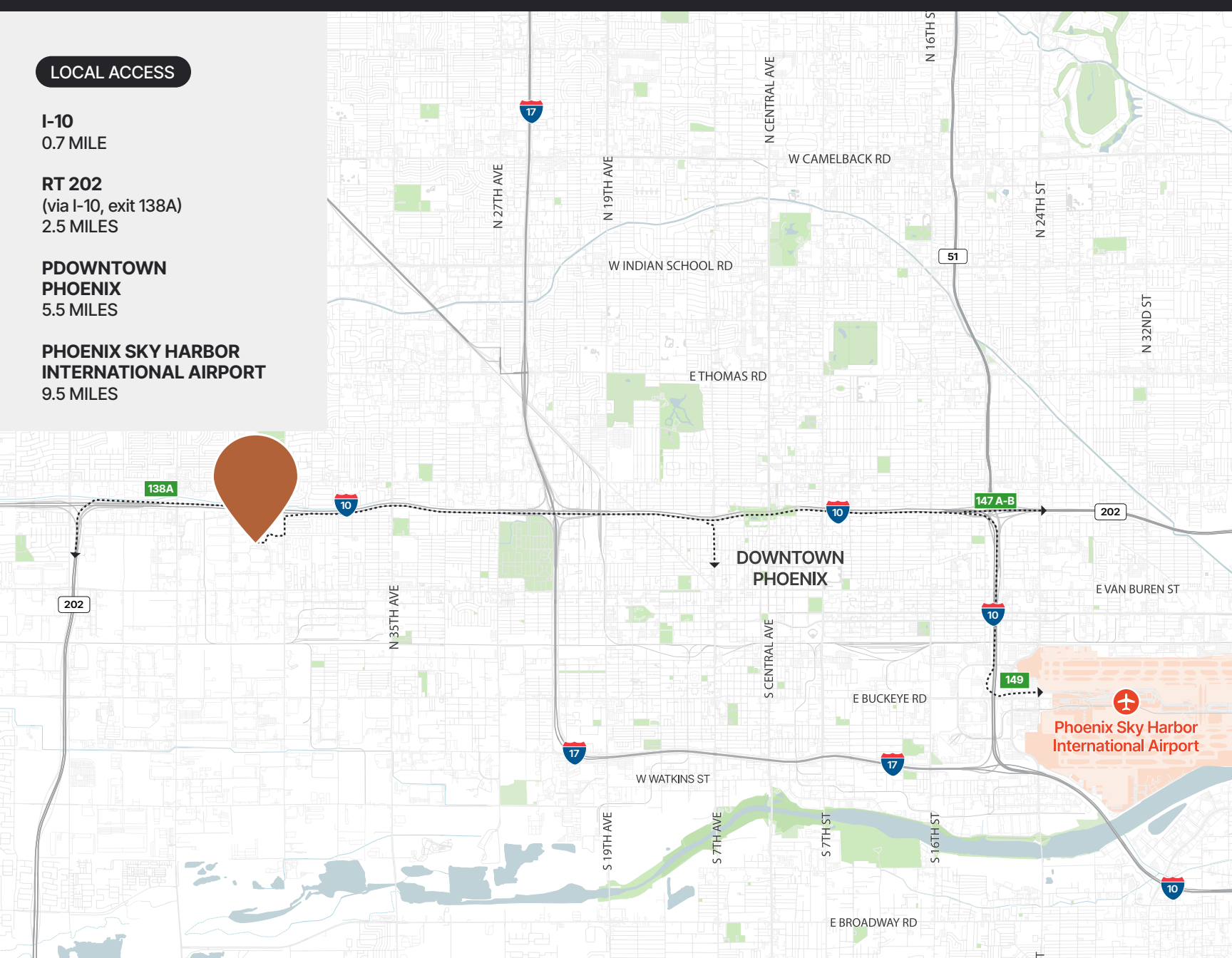
LOCAL ACCESS

I-10
0.7 MILE

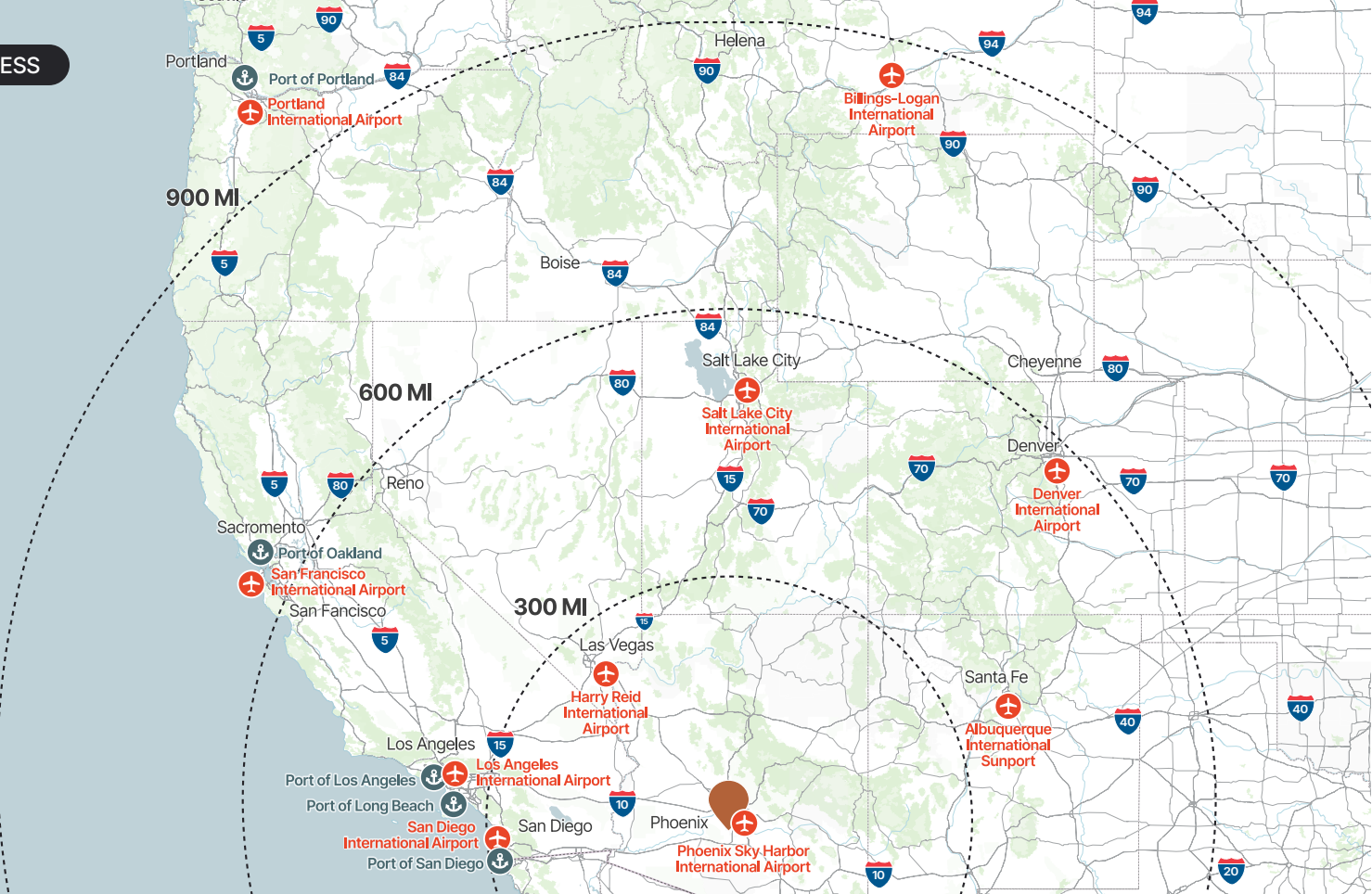
RT 202
(via I-10, exit 138A)
2.5 MILES

**PDOWNTOWN
PHOENIX**
5.5 MILES

**PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT**
9.5 MILES



REGIONAL ACCESS



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.

