

# 620

NORTH 43<sup>RD</sup>  
AVENUE  
PHOENIX, ARIZONA



SUITE D | MOVE IN READY 4/1/26

620 NORTH 43<sup>RD</sup> AVENUE - PHOENIX, AZ  
±12,624 SF AVAILABLE FOR LEASE

Owned and Managed By:



# PROPERTY SUMMARY

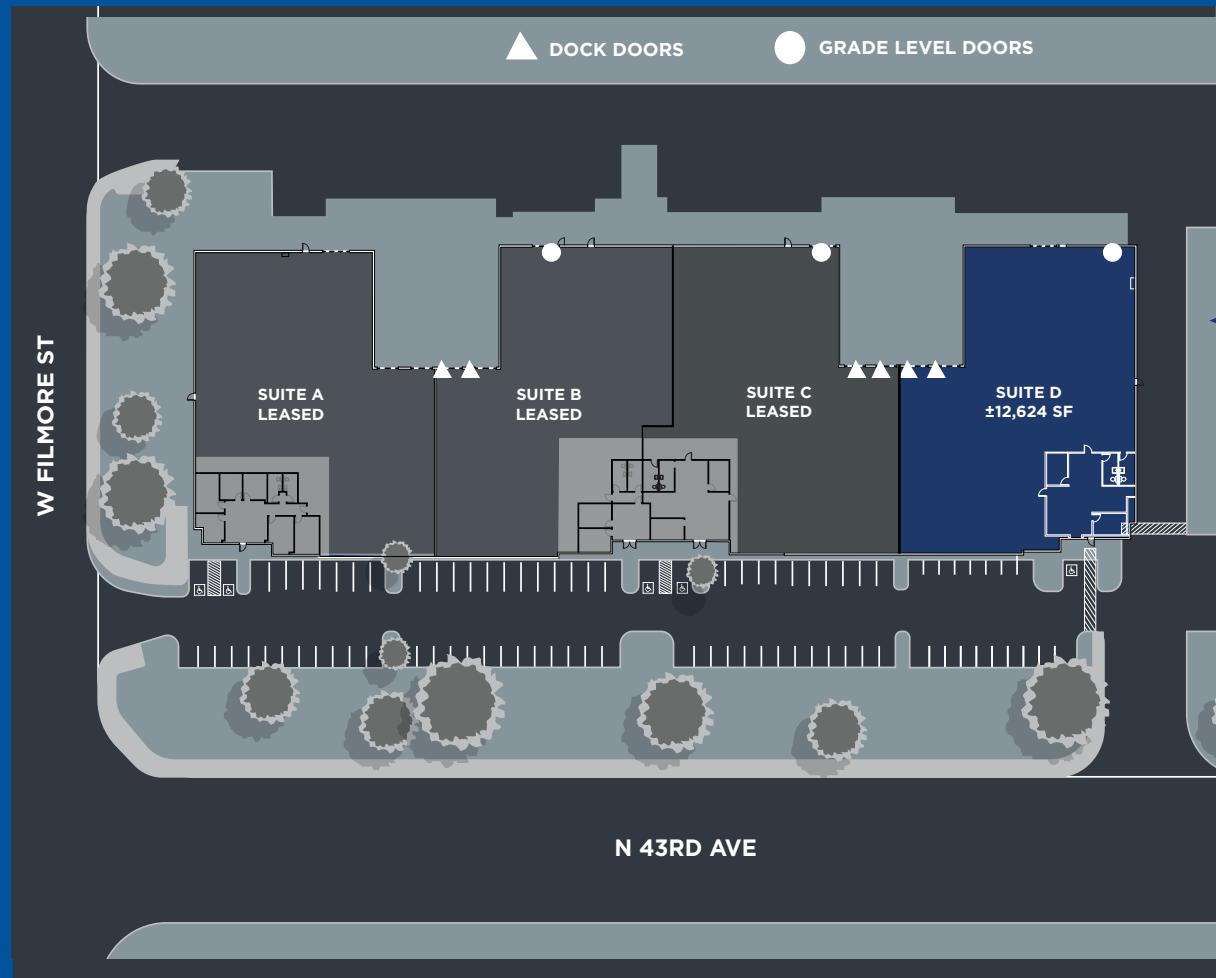
AVAILABLE SF  
**±12,624**

OFFICE  
**±1,000**

CLEAR HEIGHT  
**±22'**

PARKING  
**42**

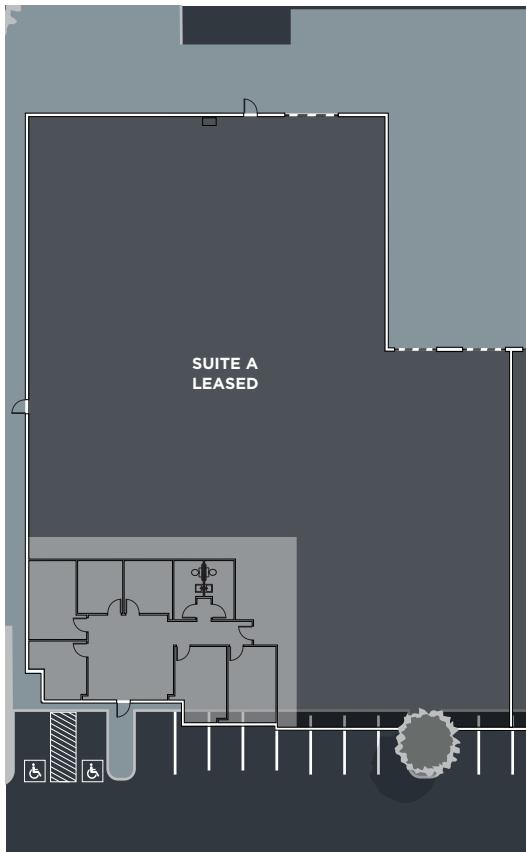
 AVAILABLE SF	±12,624 SF
 OFFICE	±1,000 SF
 TYPICAL COLUMN SPACING	52' x 40'
 CLEAR HEIGHT	±20' - ±22'
 DOCK DOORS	2
 GRADE LEVEL DOORS	1
 HVAC	EVAP Cooled Warehouse
 TRUCK COURT	Fully Secured
 SPRINKLERS	Fire Sprinklered
 PARKING	42 Stalls
 ZONING	CP/GCP, City of Phoenix
 POWER	400 amps, 480/277V, 3p



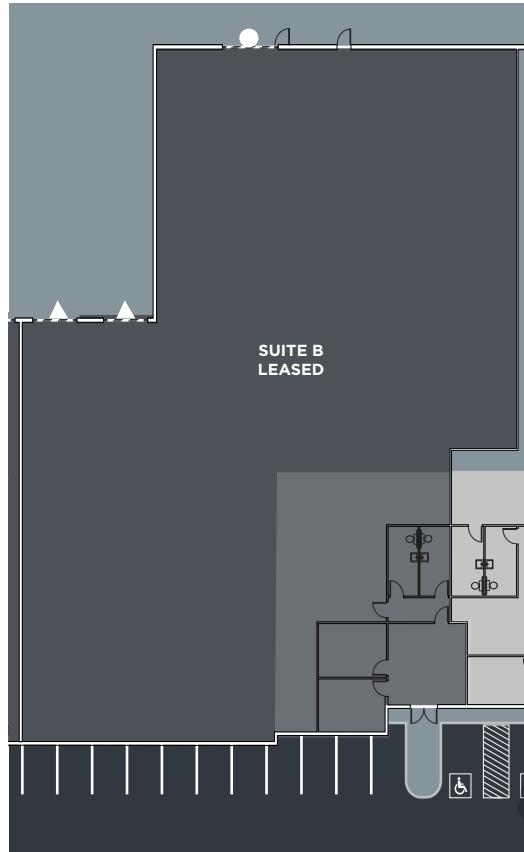
# FLOOR PLANS

AVAILABLE SF  
**SUITE D**  
**±12,624 SF**

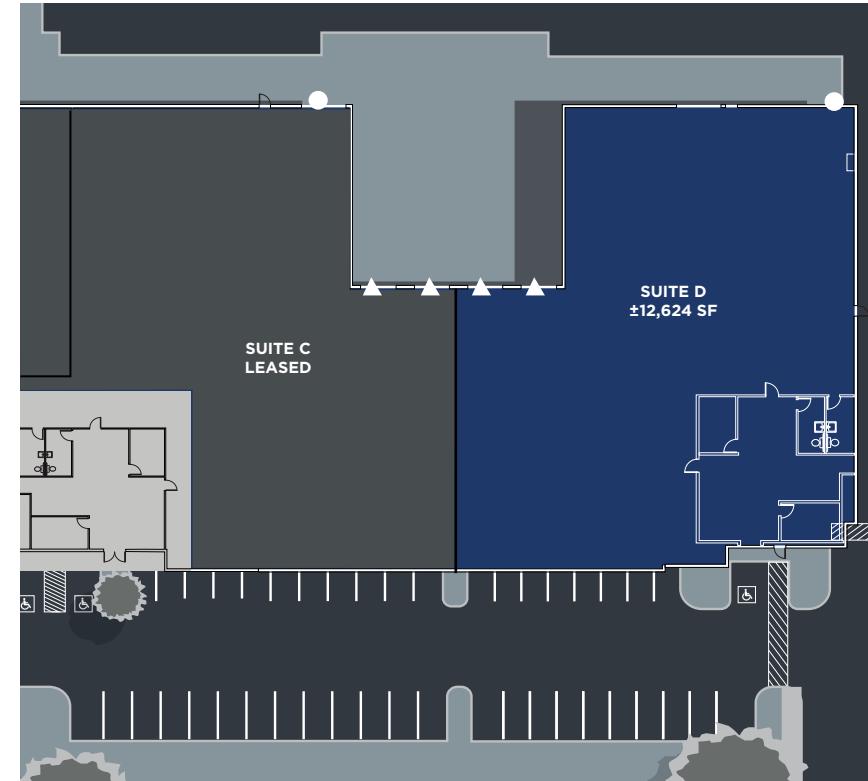
**SUITE A:  
LEASED**



**SUITE B:  
LEASED**



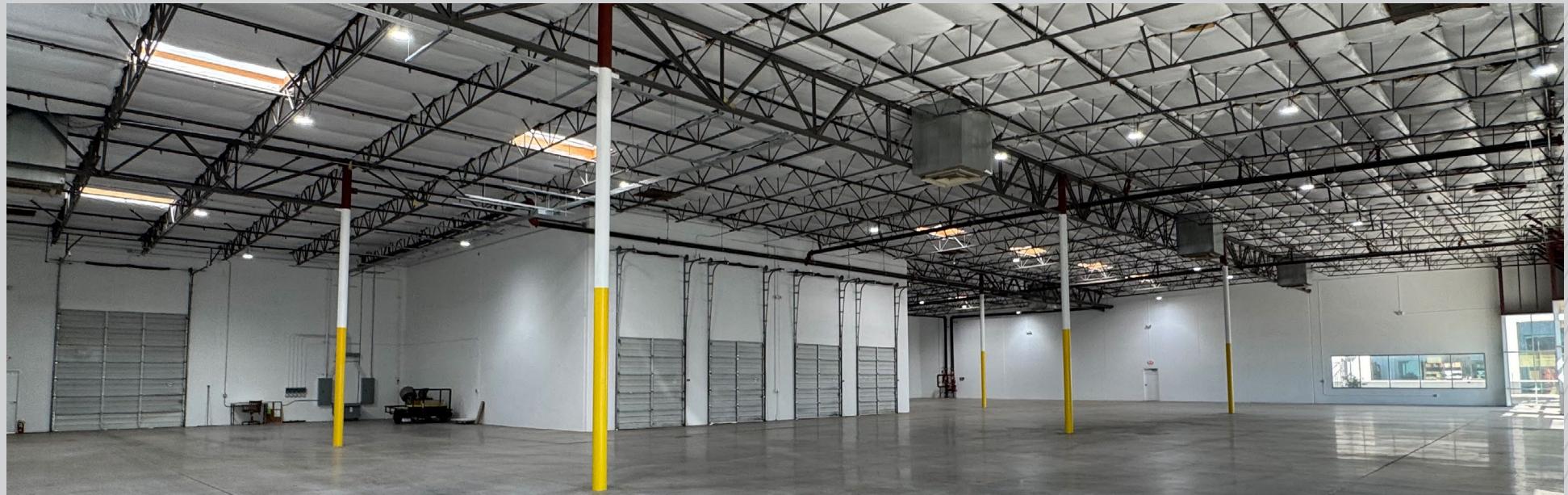
**SUITE C:  
LEASED**



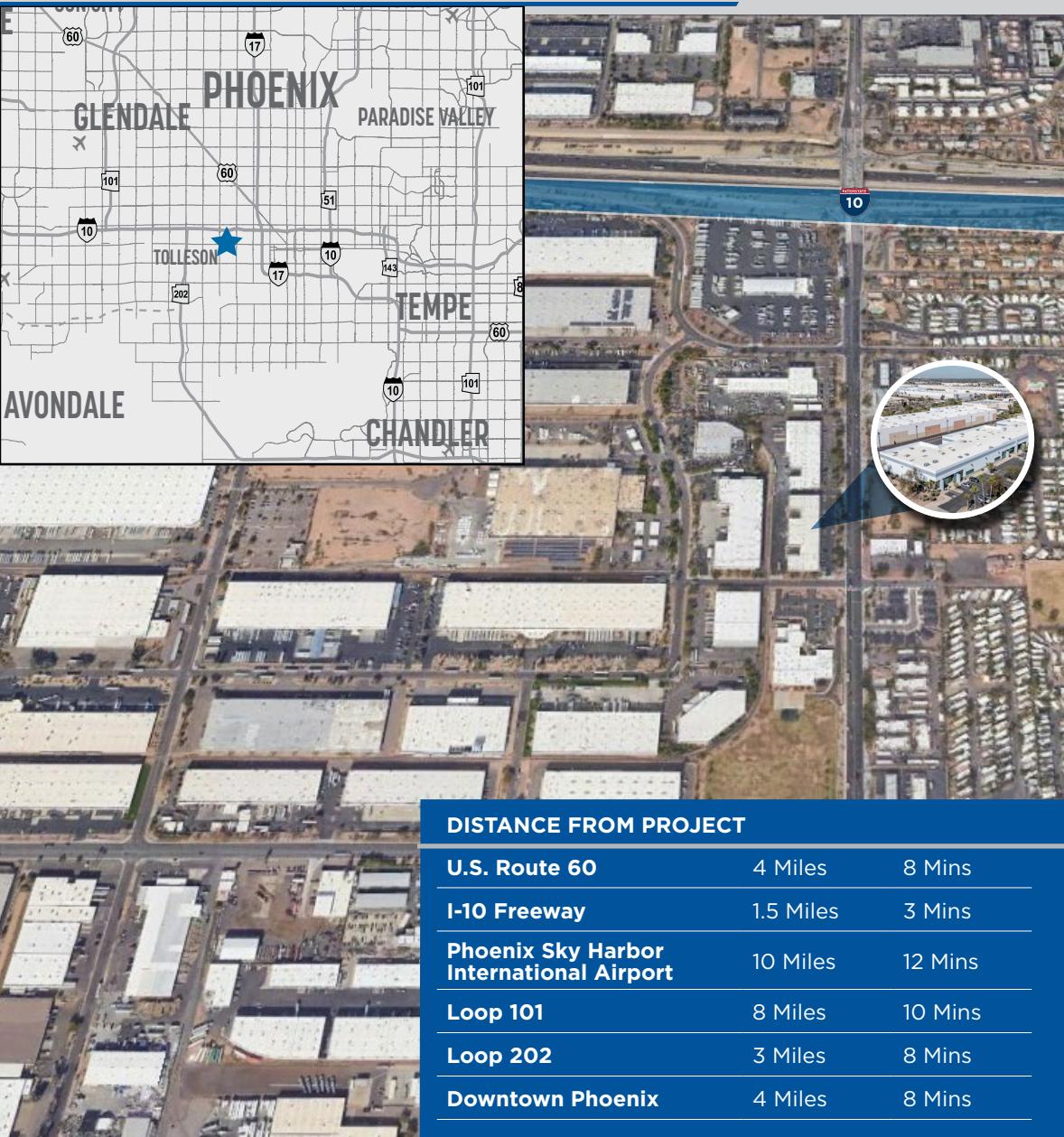
**SUITE D:  
AVAILABLE  
PLAN**

▲ DOCK DOORS      ● GRADE LEVEL DOORS

# PROPERTY IMAGES



# LOCATION OVERVIEW



**DISTANCE FROM PROJECT**

	4 Miles	8 Mins
<b>U.S. Route 60</b>		
<b>I-10 Freeway</b>	1.5 Miles	3 Mins
<b>Phoenix Sky Harbor International Airport</b>	10 Miles	12 Mins
<b>Loop 101</b>	8 Miles	10 Mins
<b>Loop 202</b>	3 Miles	8 Mins
<b>Downtown Phoenix</b>	4 Miles	8 Mins

## 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.



## SHIPPING COSTS

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



## 1-DAY TRUCK

TURNAROUND FROM PORTS IN CALIFORNIA AND MEXICO.



## <SIX HOURS

FROM THE PORTS OF LOS ANGELES AND LONG BEACH.



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