

620

NORTH 43RD
AVENUE
PHOENIX, ARIZONA

SUITE D | MOVE IN READY 4/1/26

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

Owned and Managed By:















PROPERTY SUMMARY

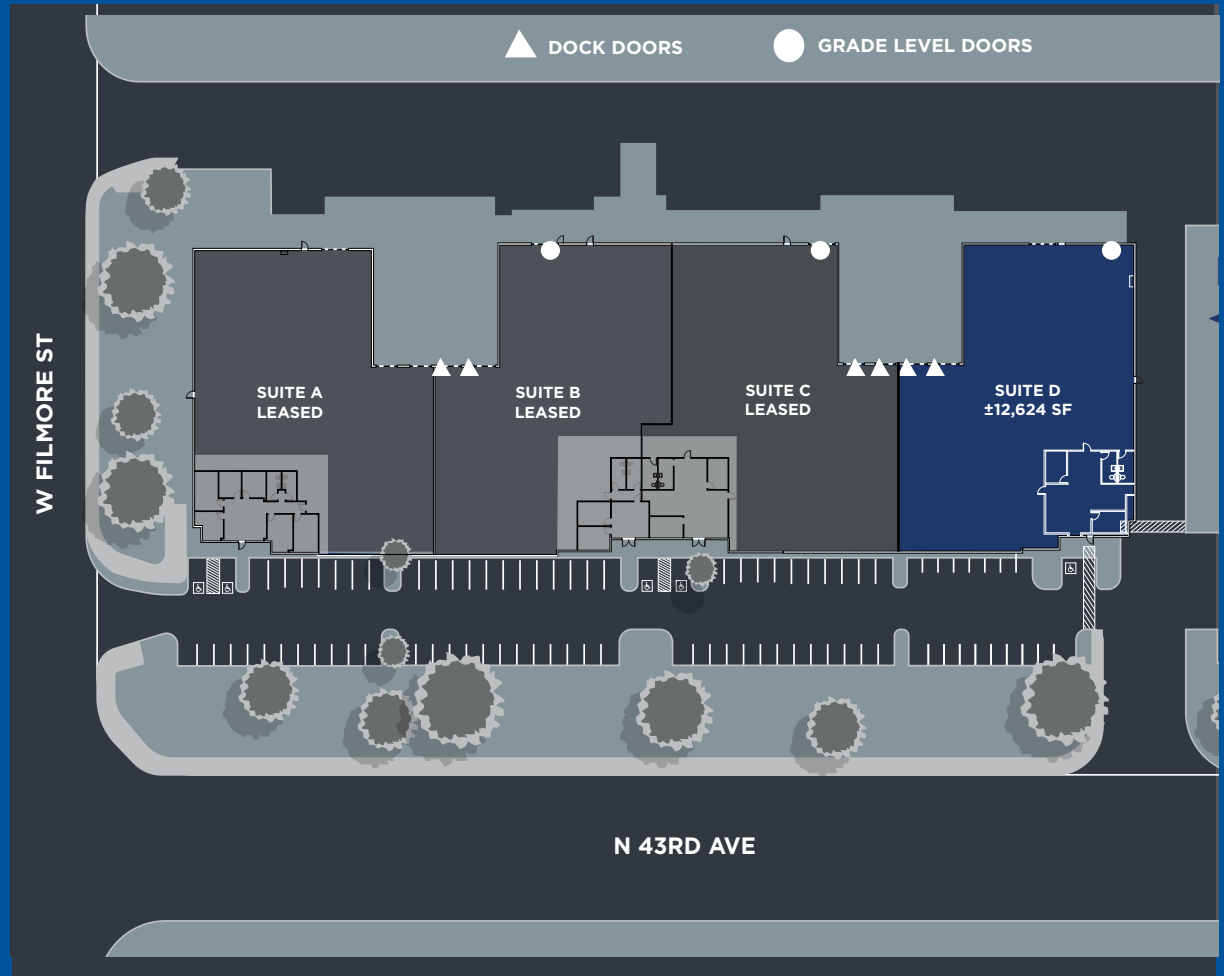
AVAILABLE SF
±12,624

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

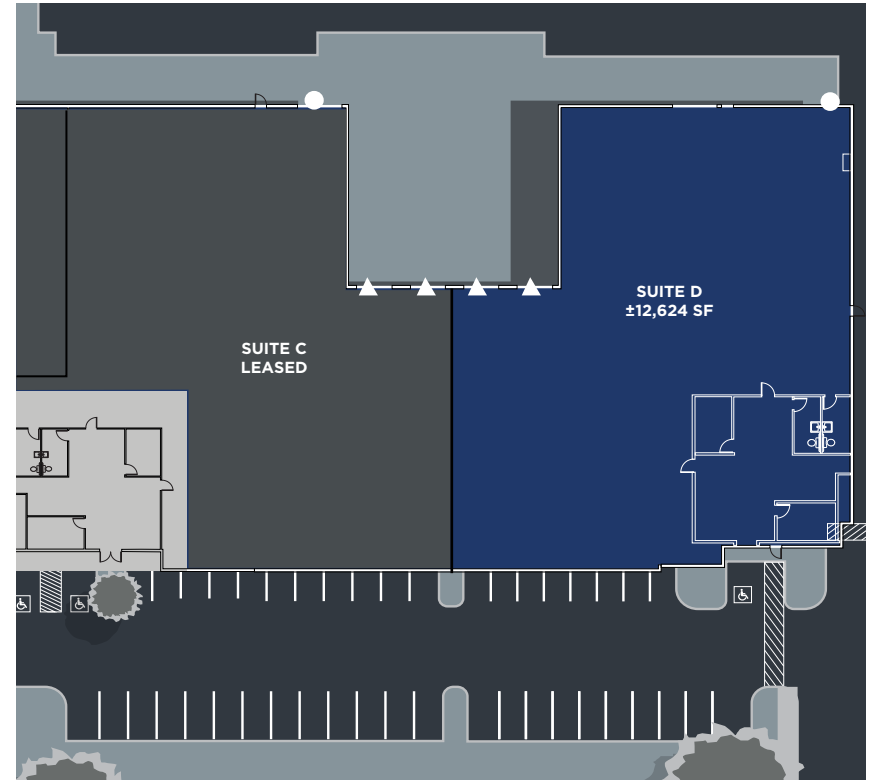
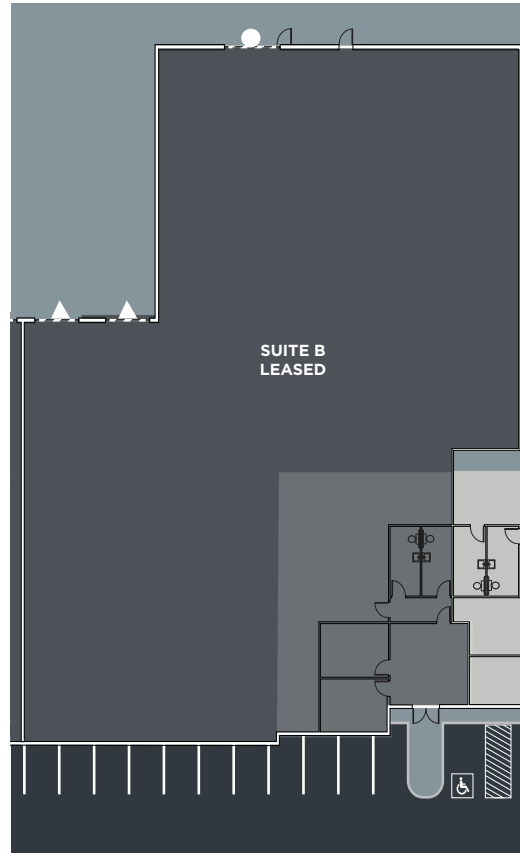
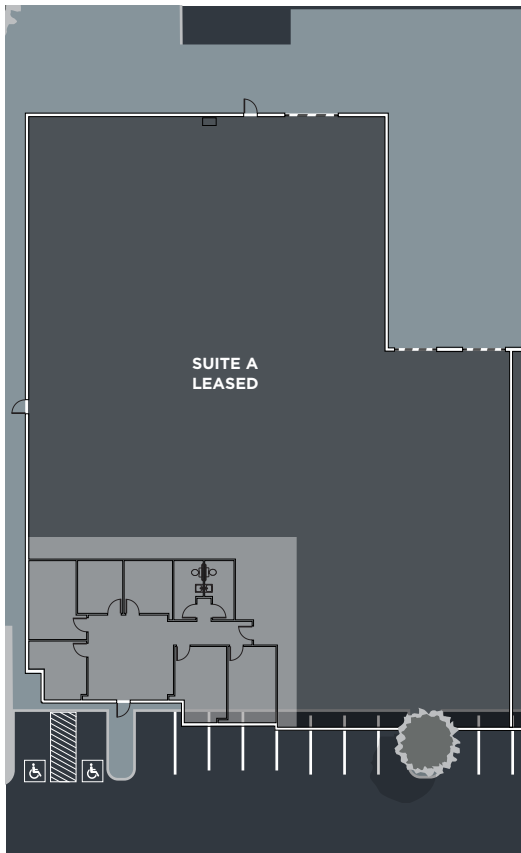
SUITE D
±12,624 SF

SUITE A:
LEASED

SUITE B:
LEASED

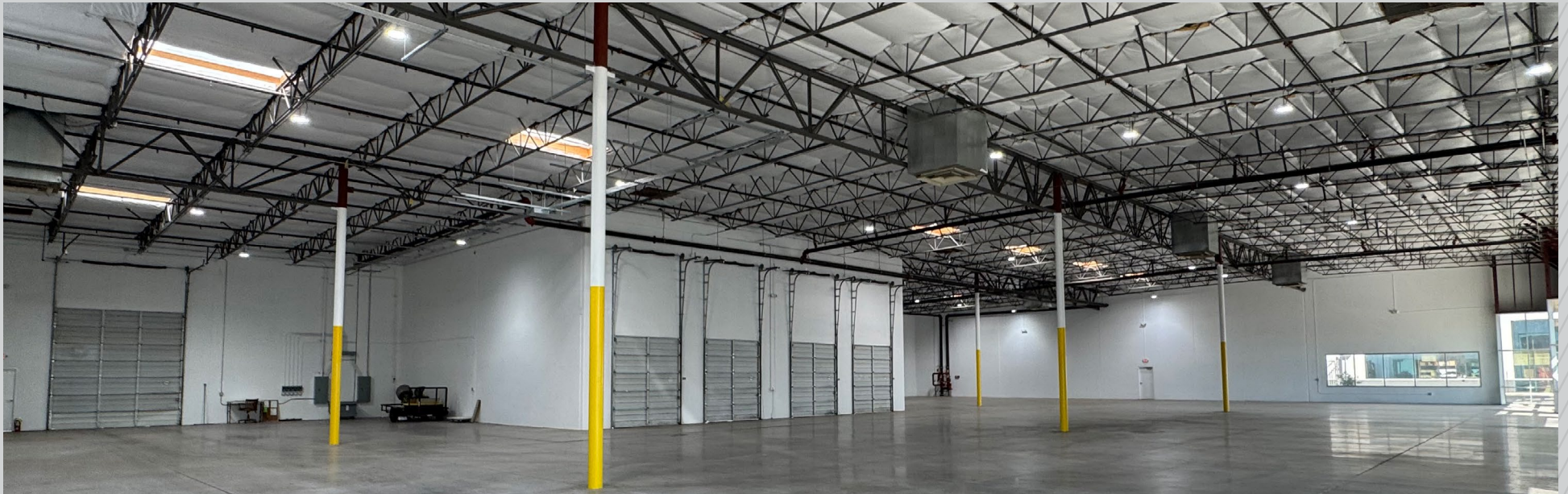
SUITE C:
LEASED

SUITE D:
**AVAILABLE
PLAN**

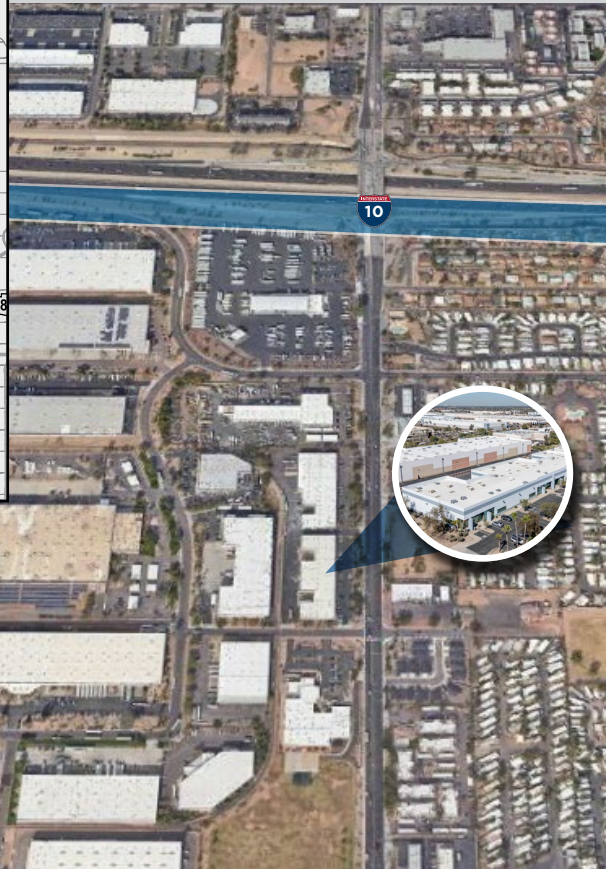
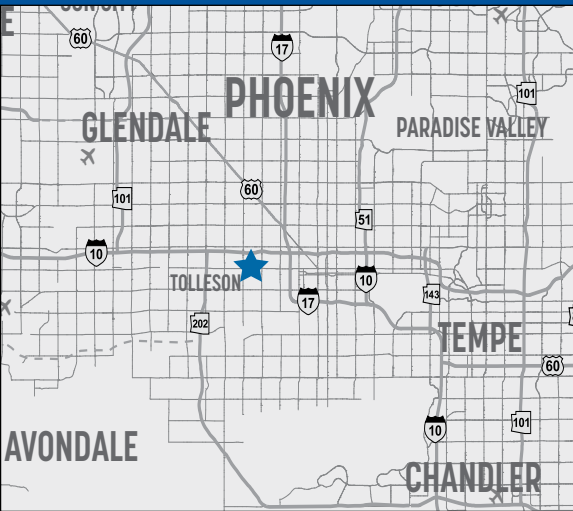


▲ DOCK DOORS ● GRADE LEVEL DOORS

PROPERTY IMAGES



LOCATION OVERVIEW



DISTANCE FROM PROJECT

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



620

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PHOENIX, ARIZONA

For more information, please contact:

PHIL HAENEL

Executive Vice Chair

+1 602 224 4409

phil.haenel@cushwake.com

FOSTER BUNDY

Senior Director

+1 602 229 5919

foster.bundy@cushwake.com

2555 E. Camelback Rd., Suite 400 | Phoenix, Arizona 85016 | ph: +1 602 954 9000 | fx: +1 602 253 0528 | cushmanwakefield.com

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