



FOR LEASE · INDUSTRIAL / WAREHOUSE DISTRIBUTION

# 601 S 54th Avenue

Phoenix, Arizona

— Suite 103 · 37,632 RSF

AVAILABLE IMMEDIATELY

**37,632** RSF  
AVAILABLE SPACE

**136,704** RSF  
TOTAL BUILDING

**6.28** AC  
LOT SIZE

**2,000** SF  
OFFICE SUITE

 RAIL ACCESS  
**Union Pacific Served**

 DOCK DOORS  
**8 Dock-High**

 CLIMATE  
**EVAP Cooled**

 CONDITION  
**Move-In Ready**

**SPECIFICATIONS**

BUILDING	
CLEAR HEIGHT	30'
COLUMN SPACING	48' x 48'
SPRINKLER	Wet Pipe 45 GPM / 3,000 SF
LIGHTING	New LED
CLIMATE	EVAP Cooled
LOADING & ACCESS	
DOCK DOORS	8 Dock-High
RAIL ACCESS	<b>Union Pacific</b> On-site rail loading doors
SITE	
PARKING	1.0 / 1,000 SF
OFFICE SUITE	±2,000 SF

**RAIL CAPABLE**

Direct Union Pacific access with on-site rail loading doors — a rare advantage in the Southwest Phoenix submarket.

**RECENT IMPROVEMENTS**

- New warehouse paint throughout
- Updated office finishes
- New LED lighting installed
- Move-in ready condition

**CONTACT**

**Scott Guo**

Investment & Leasing Officer · EQT Real Estate

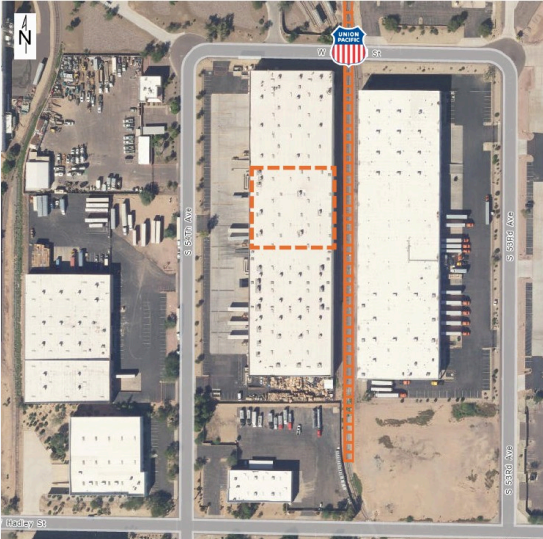
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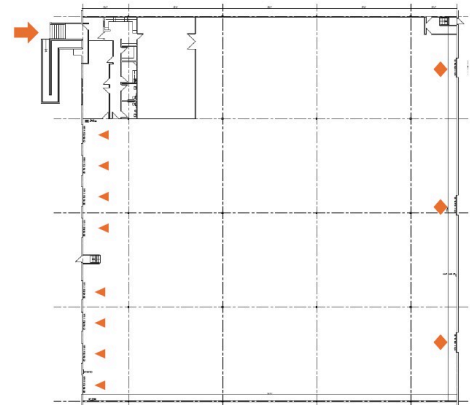
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PHOENIX, ARIZONA 37,632 RSF AVAILABLE FOR LEASE

AERIAL VIEW



FLOOR PLAN · SUITE 103



- Primary entrance
- Tailgate loading door
- Rail loading door

- Primary entrance
- Tailgate loading door
- Rail loading door

LOCATION

