

# 640

SOUTH 51ST  
AVENUE

PHOENIX, AZ



**640 SOUTH 51ST AVENUE - PHOENIX, AZ**  
**±28,000 SF FOR LEASE | FLEXIBLE LEASE TERMS AVAILABLE**



# BUILDING FEATURES

AVAILABLE SF

**±43,019 SF**

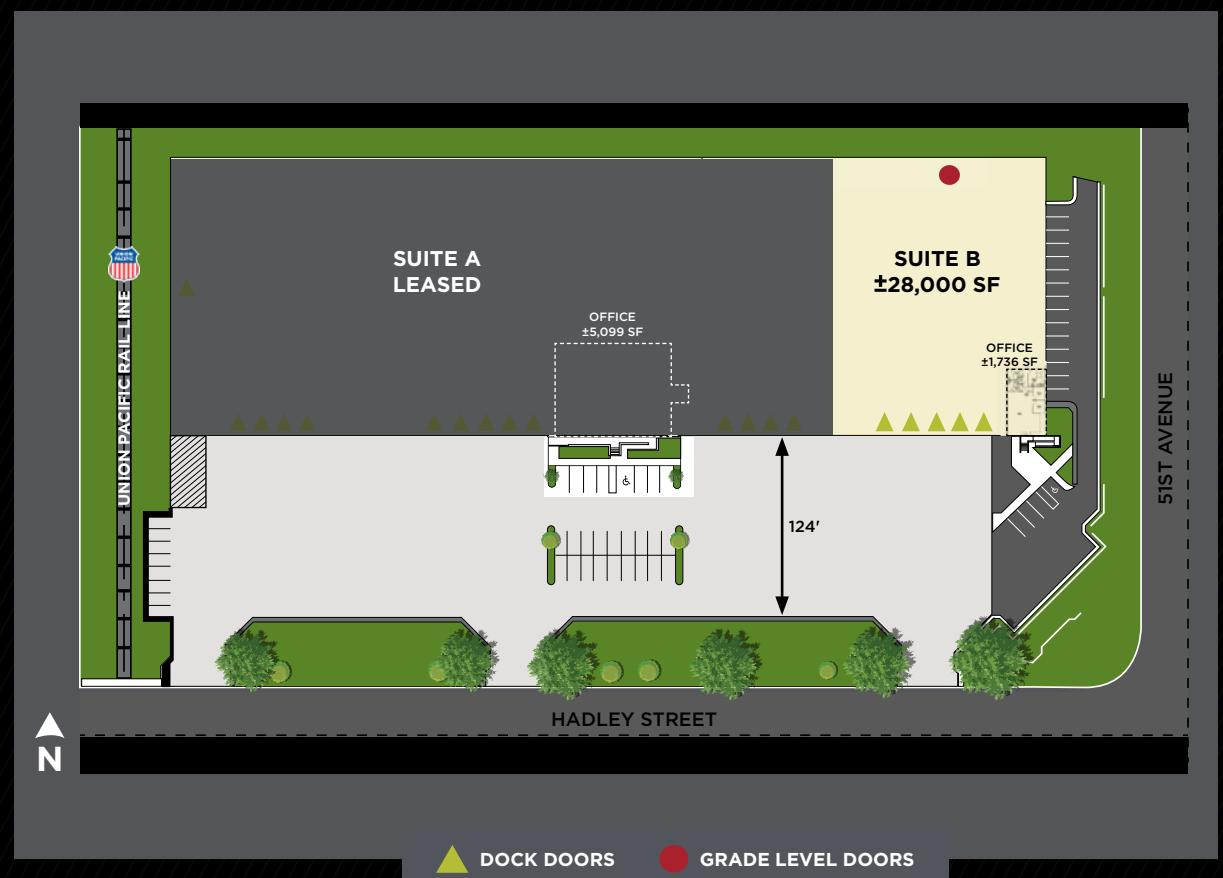
OFFICE SF

**1,736 SF**

CLEAR HEIGHT

**24'**

 AVAILABLE SF	±28,000 SF
 OFFICE SF	1,736 SF
 CLEAR HEIGHT	24'
 DOCK DOORS	5
 GRADE LEVEL DOORS	1
 TRUCK COURT	124' (All Concrete)
 COLUMN SPACING	48' X 40'
 PARKING	±19 spaces
 COOLING	100% HVAC Warehouse
 POWER	400 Amps 277/480V 3P
 ZONING	A-2, City of Phoenix (Heavy Industrial)



# BUILDING FEATURES

AVAILABLE SF

**±43,019 SF**

OFFICE SF

**1,736 SF**

CLEAR HEIGHT

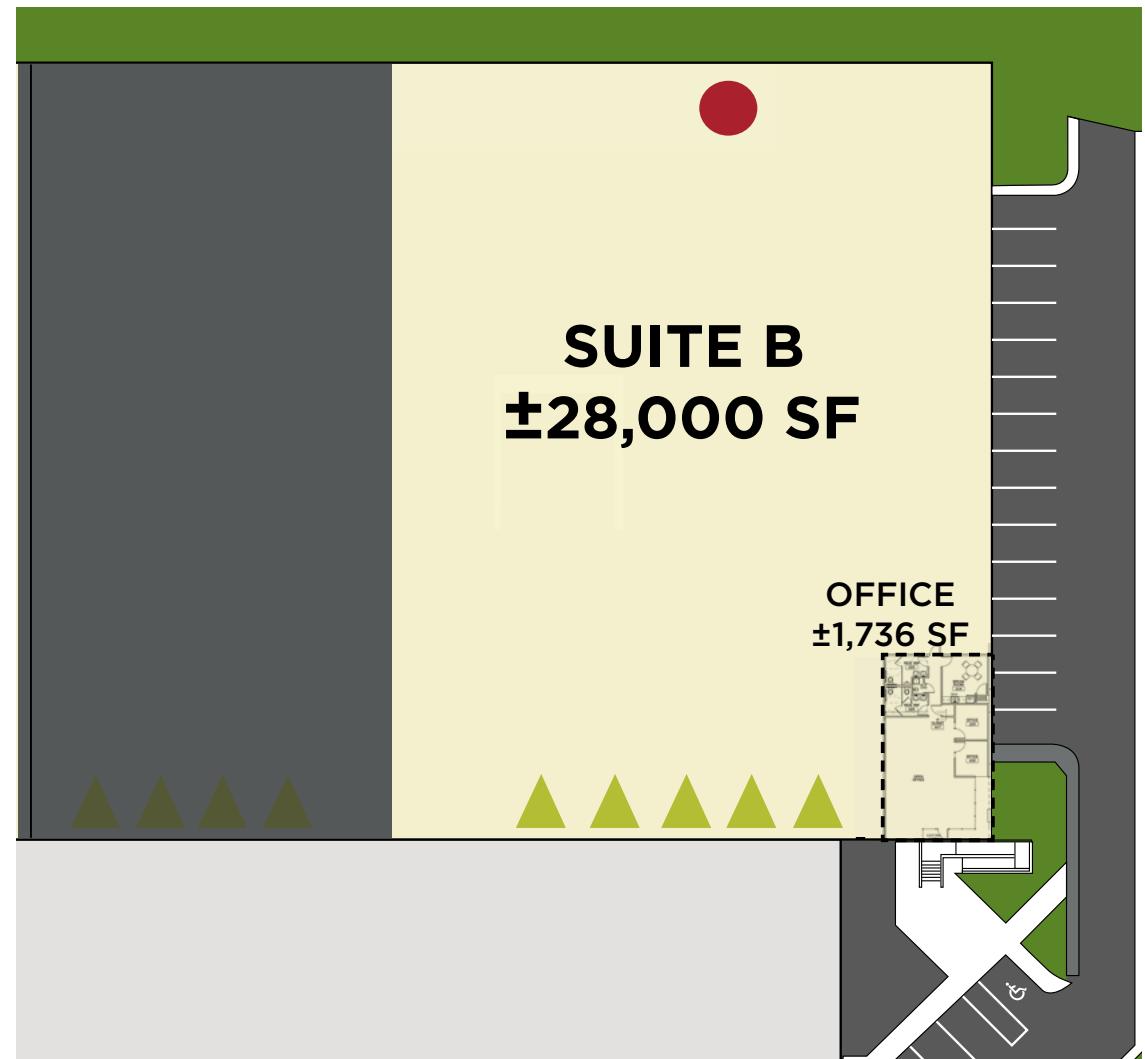
**24'**

## **SUITE B: ±28,000 SF**

OFFICE: ±1,736 SF

DOCK DOORS: 5

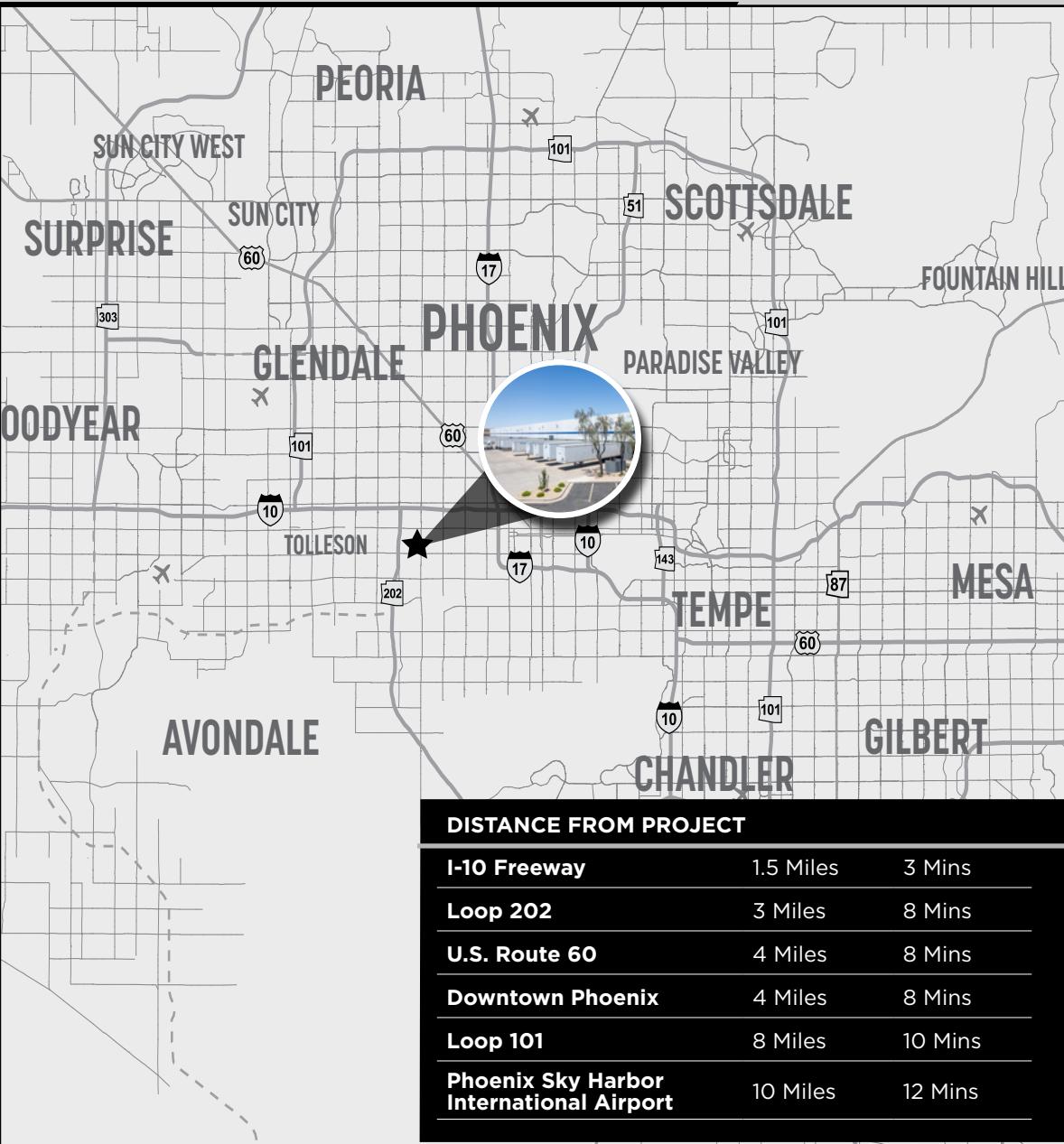
GRADE LEVEL: 1



▲ DOCK DOORS

● GRADE LEVEL DOORS

# LOCATION OVERVIEW



## 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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