

640

SOUTH 51ST
AVENUE
PHOENIX, AZ



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














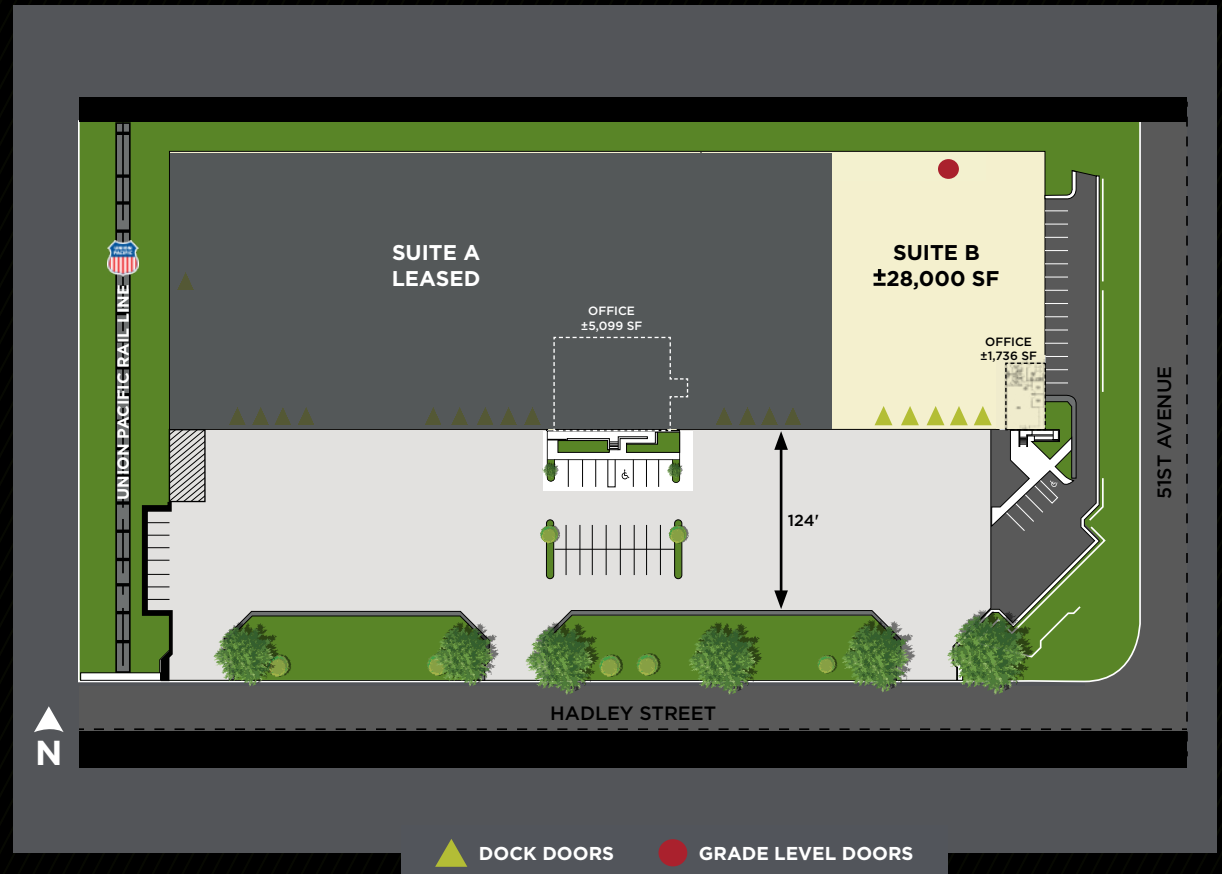
BUILDING FEATURES

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

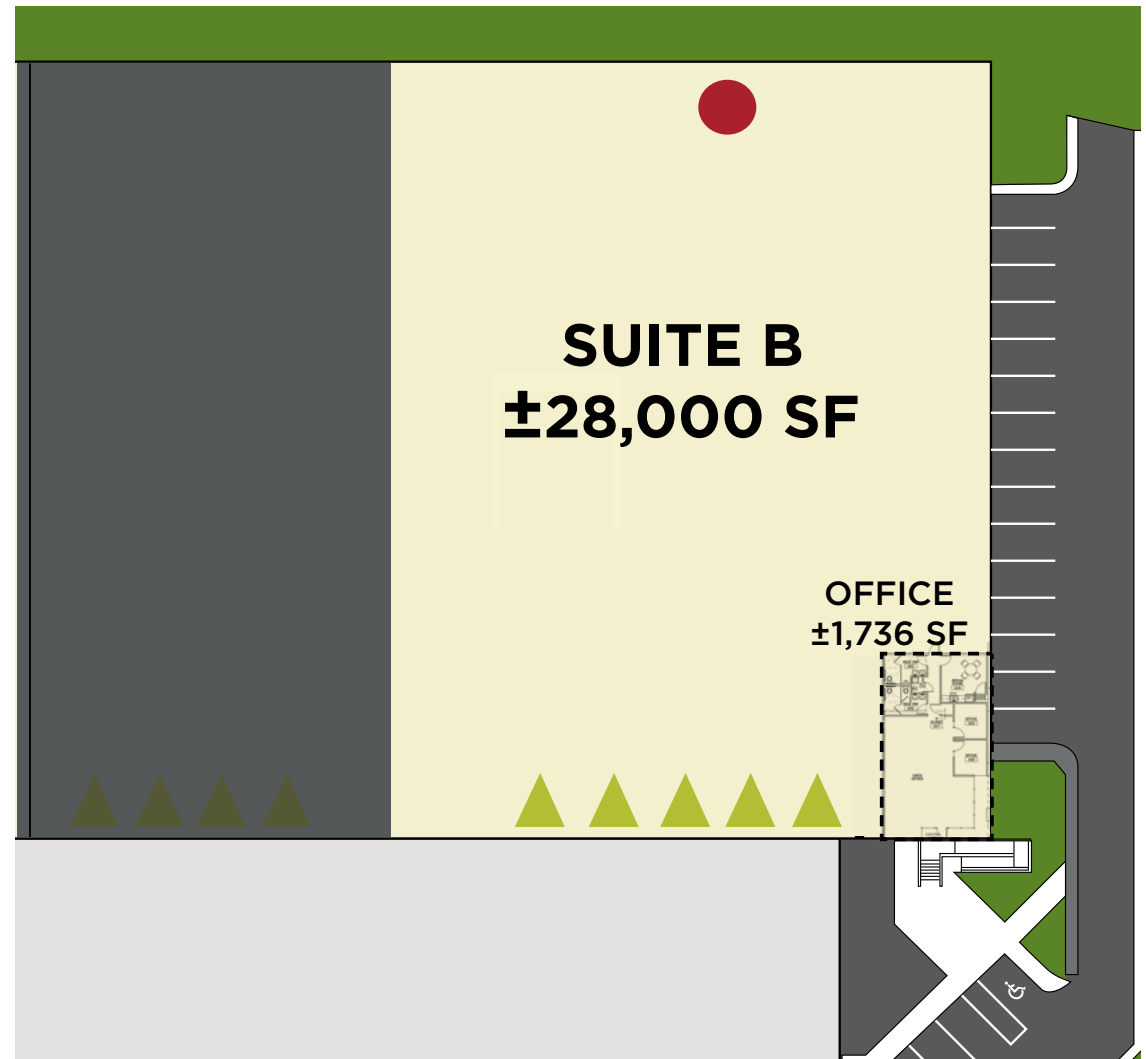
CLEAR HEIGHT
24'

SUITE B: ±28,000 SF

OFFICE: ±1,736 SF

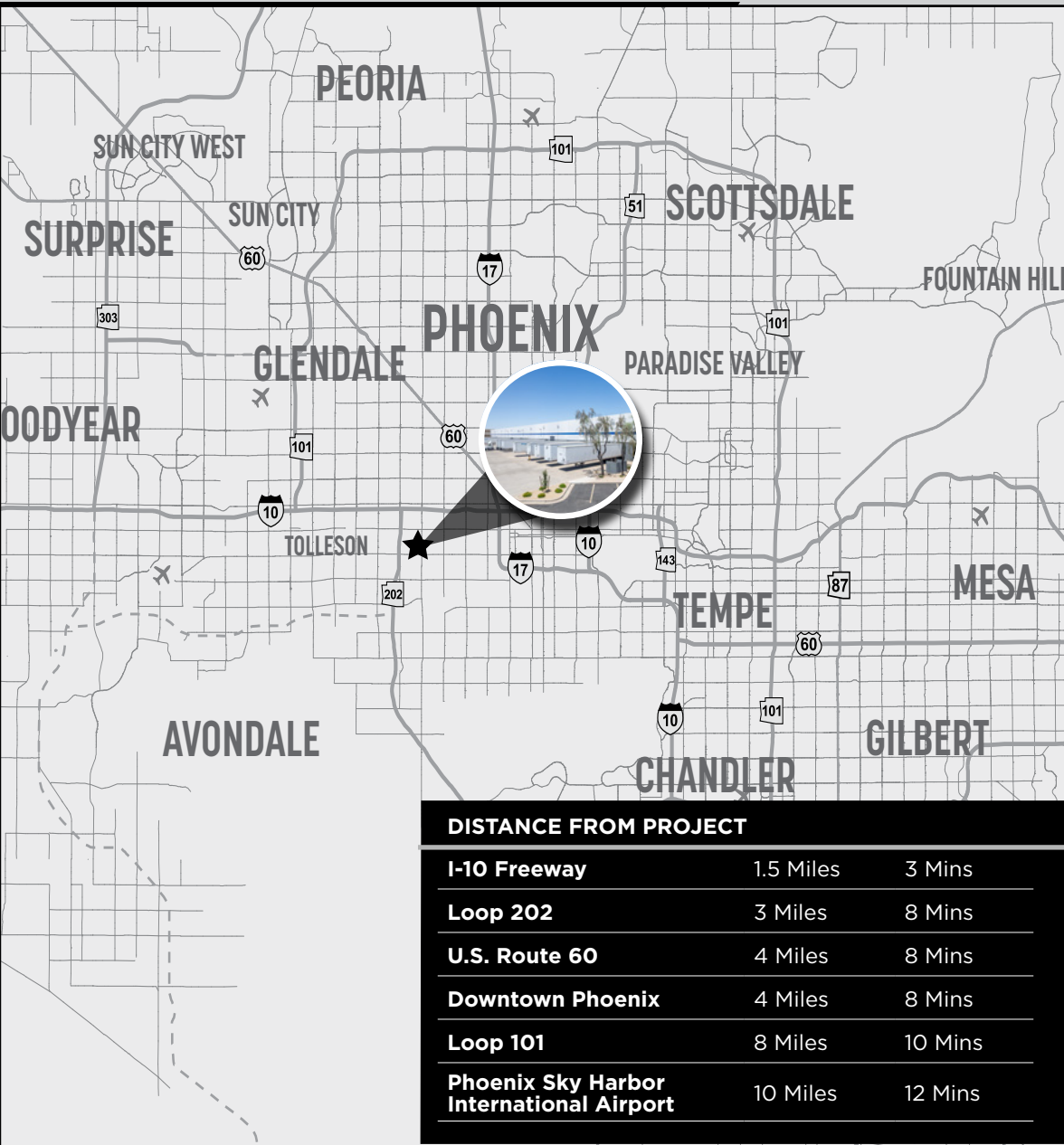
DOCK DOORS: 5

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.

640

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