4524 NORTH 44TH AVENUE

±140,777 SF | For Lease

UNIQUE RAIL SERVED MANUFACTURING/DISTRIBUTION FACILITY

4520

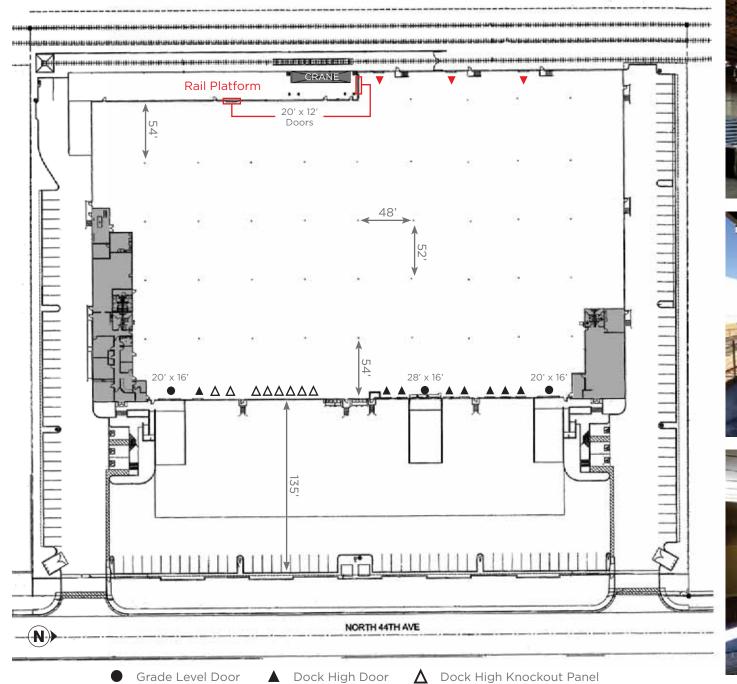
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4524 NORTH 44TH AVENUE Phoenix, Arizona 85031

±140,777 SF Industrial Space Available













AVAILABLE SPACE ±140,777 SF OFFICE SPACE ±6,000 SF - South End ±3,000 SF - North End CLEAR HEIGHT 32' - 36' POWER 4200 A 277/480V SPRINKLERS ESFR Fire Sprinkler System COLUMN SPACING 48' x 52' DOCK POSITIONS (8) Dock High Doors with (4 Pit Levers) (8) Additional Punchout Doors LOADING (2) 20' x 16' & (1) 28' x 16' Loading Doors with Ramps to Grade TRUCK COURT 108' Concrete Apron with 135' Truck Maneuverability YEAR BUILT 2006 ZONING A-1 (City of Phoenix) Active BNSF Rail Service 240' Rail Dock (3) Dock Doors, (2) Platform doors 20 Ton Craneway GLENDALE NORTHERN AVE BETHANY HOME RD Mail W W W Mail W W W	PROPERTY FEATURES	
OFFICE SPACE ±3,000 SF - North End CLEAR HEIGHT 32' - 36' POWER 4200 A 277/480V SPRINKLERS ESFR Fire Sprinkler System COLUMN SPACING 48' x 52' DOCK POSITIONS (8) Dock High Doors with (4 Pit Levers) (8) Additional Punchout Doors LOADING (2) 20' x 16' & (1) 28' x 16' Loading Doors with Ramps to Grade TRUCK COURT 108' Concrete Apron with 135' Truck Maneuverability YEAR BUILT 2006 ZONING A-1 (City of Phoenix) Active BNSF Rail Service 240' Rail Dock (3) Dock Doors, (2) Platform doors 20 Ton Craneway GLENDALE Northern Ave GLENDALE AVE BETHANY HOME RD CAMELBACK RD W W W W W W W W W YEAR BULT 2006		
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DOCK POSITIONS (8) Additional Punchout Doors LOADING (2) 20' x 16' & (1) 28' x 16' Loading Doors with Ramps to Grade TRUCK COURT 108' Concrete Apron with 135' Truck Maneuverability YEAR BUILT 2006 ZONING A-1 (City of Phoenix) Active BNSF Rail Service 240' Rail Dock (3) Dock Doors, (2) Platform doors 20 Ton Craneway OTON Craneway SLENDALE AVE BETHANY HOME RD CAMELBACK RD 101 W W W W W W W W W W W W W W W W W W W	COLUMN SPACING	48' x 52'
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ZONING A-1 (City of Phoenix) Active BNSF Rail Service 240' Rail Dock (3) Dock Doors, (2) Platform doors 20 Ton Craneway Image: Comparison of the service 240' Rail Dock (3) Dock Doors, (2) Platform doors 20 Ton Craneway Image: Comparison of the service 240' Rail Dock (3) Dock Doors, (2) Platform doors 20 Ton Craneway Image: Comparison of the service 240' Rail Dock Image: Comparison of the service 20 Ton Craneway Image: Comparison of the service 30 Ton Craneway	TRUCK COURT	
RAIL SERVICE Active BNSF Rail Service 240' Rail Dock (3) Dock Doors, (2) Platform doors 20 Ton Craneway GLENDALE NoRTHERN AVE GLENDALE AVE BETHANY HOME RD CAMELBACK RD IO1 INDIAN SCHOOL RD INDIAN SCHOOL	YEAR BUILT	2006
RAIL SERVICE 240' Rail Dock (3) Dock Doors, (2) Platform doors 20 Ton Craneway State State	ZONING	A-1 (City of Phoenix)
GLENDALE AVE GLENDALE AVE BETHANY HOME RD BETHANY HOME RD SIZ YA GOV HANG BETHANY HOME RD CAMELBACK RD INDIAN SCHOOL RD SIZ YA HANG BETHANY HOME RD SIZ YA HANG MCDOWELL RD VAN BUREN ST	RAIL SERVICE	240' Rail Dock (3) Dock Doors, (2) Platform doors
LOWER BUCKEYE RD	107TH AVE 99TH AVE 91ST AVE 83TH AVE 75TH AVE 75TH AVE 75TH AVE	GLENDALE AVE GLENDALE AVE BETHANY HOME RD AV GAMELBACK RD AV AV AV AV BETHANY HOME RD AV AV AV AV AV AV AV AV AV AV

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