

# 4524 NORTH 44TH AVENUE

±140,777 SF | For Lease



UNIQUE RAIL SERVED MANUFACTURING/DISTRIBUTION FACILITY

JUSTIN LEMASTER  
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JOHN POMPAY  
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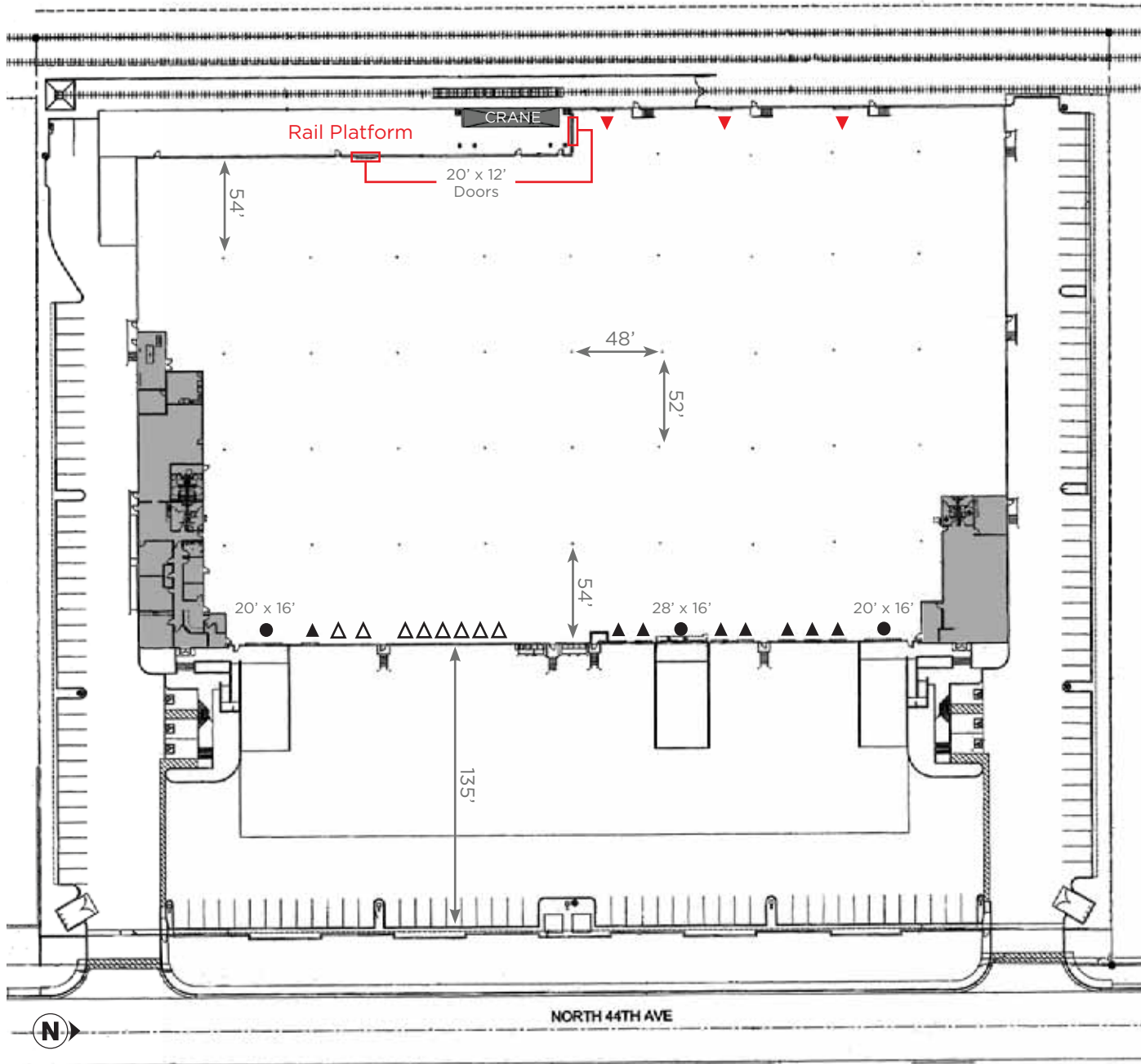
WILL GROVES  
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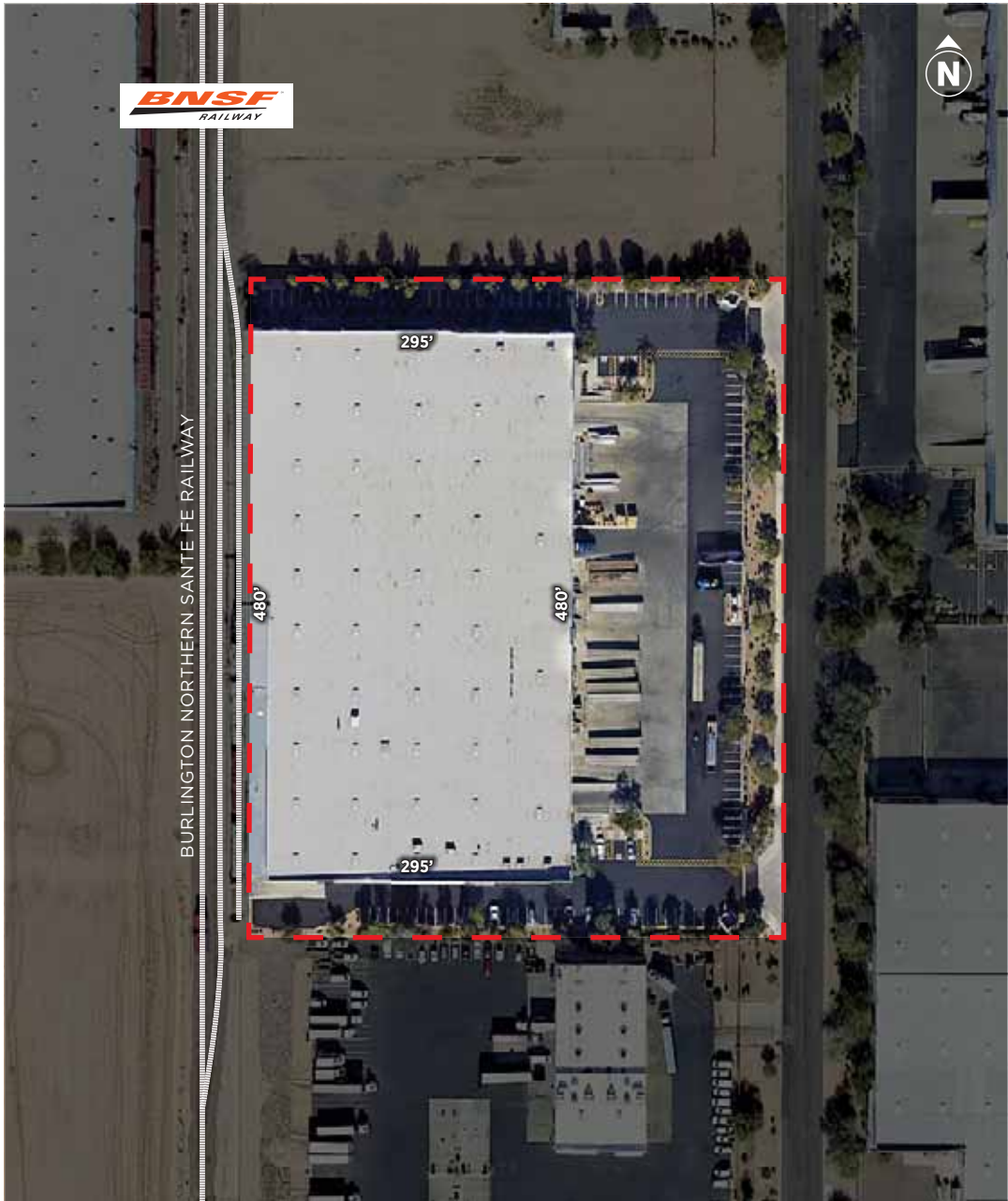
Phoenix, Arizona 85031

±140,777 SF Industrial  
Space Available



- Grade Level Door
- ▲ Dock High Door
- △ Dock High Knockout Panel





## PROPERTY FEATURES

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)
RAIL SERVICE	Active BNSF Rail Service 240' Rail Dock (3) Dock Doors, (2) Platform doors 20 Ton Craneway



For more information, please contact:

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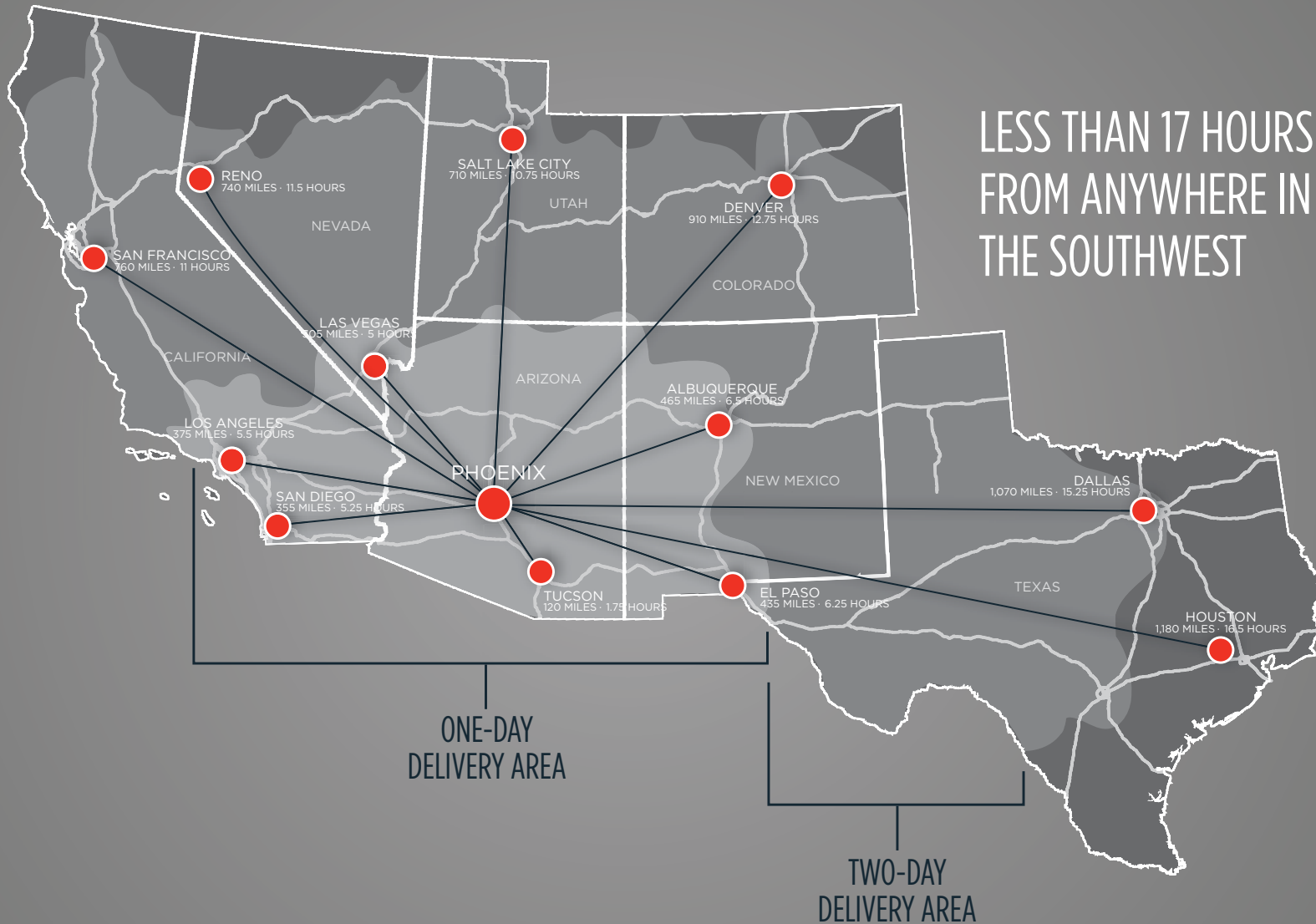
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