

CONVERGE

LOGISTICS CENTER

15175 SOUTH 50TH ST, PHOENIX, AZ 85044

FOR LEASE | I-10 FREEWAY FRONTAGE

DELIVERING Q4 - 2022



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**CUSHMAN &
WAKEFIELD**



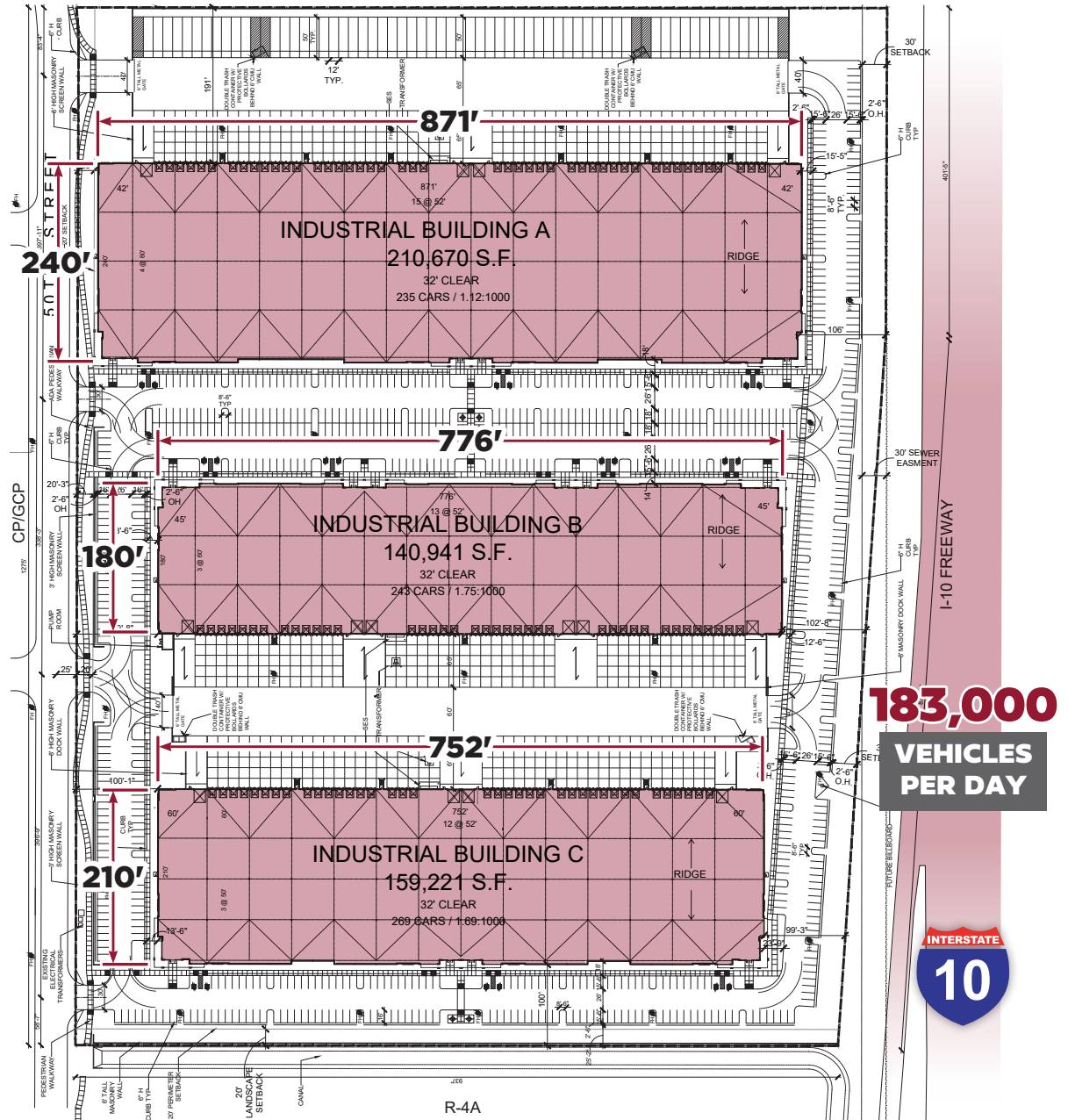
VIAWEST
Group

PROJECT FEATURES

- Total Project Size: 510,831 SF (3 Buildings)
- Site: 28.6 Acres
- Secured Truck Court Gates
- Zoning: CP/GCP
- I-10 Freeway Frontage



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PROJECT SITE PLAN TOUR



BUILDING A: 210,670 SF

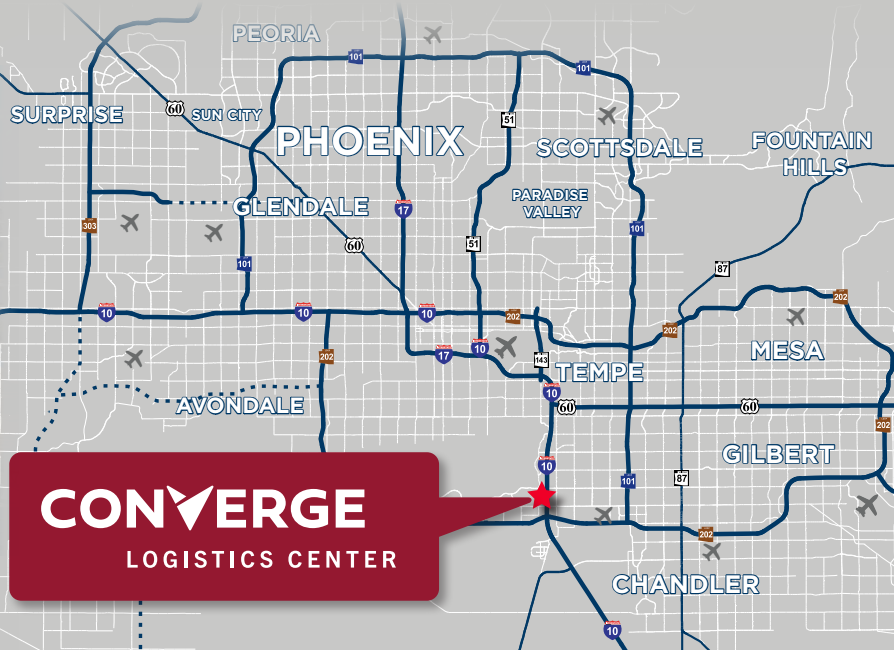
- Clear Height: 32'
- Parking: 1.12/1,000
- 235 Auto Parking Stalls
- 66 Trailer Parking Stalls
- 240' Building Depth
- 38 Dock Doors
- 4 Drive Ins
- 60x52 Column Spacing
- 3,600 Amps

BUILDING B: 140,941 SF

- Clear Height: 32'
- Parking: 1.75/1,000
- 243 Auto Parking Stalls
- 180' Building Depth
- 39 Dock Doors
- 6 Drive Ins
- 60x52 Column Spacing
- 3,600 Amps

BUILDING C: 159,221 SF

- Clear Height: 32'
- Parking: 1.69/1,000
- 269 Auto Parking Stalls
- 210' Building Depth
- 46 Dock Doors
- 4 Drive Ins
- 50x52 Column Spacing
- 3,600 Amps



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LOCATION

- 12 MINUTES (10 MILES) TO PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
- 3 MINUTES (0.9 MILES) TO I-10
- 3 MINUTES TO LOOP 202/ I-10 INTERCHANGE

DEMOGRAPHICS

- 4,932,833 PEOPLE IN PHOENIX METRO
- 5,327,947 PROJECTED POPULATION IN 2025
- 2,035,059 EMPLOYEES IN AREA (30-MINUTE DRIVETIME)
- MEDIAN HOUSEHOLD INCOME: \$65,872
- MEDIAN HOME VALUE: \$269,141
- MEDIAN AGE: 36

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