

AIRPORT 40



INDUSTRIAL CENTER



SKY HARBOR AIRPORT INDUSTRIAL DEVELOPMENT | 320,700 SF DELIVERING Q2 2020

FOR LEASE

BUILDING 1: 211,900 SF (DIVISIBLE)
 BUILDING 2: 108,800 SF (DIVISIBLE)



REPRESENTED BY:



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BUILDING 1 FEATURES

- 211,900 SF (Divisible to 40,000 SF)
- 6 Entrances
- Clear Height: 32'
- Parking Ratio: 1.49-1,000 SF (expandable)
- ESFR Sprinkler System
- 33 Dock High Doors (9'x10')
- 6 Grade Level Doors (12'x14')
- 22 Trailer Parking Stalls
- 277/480 Volt, 3 Phase Power 3,600 Amps
- Prominent Building Signage Available
- Slab: 6" unreinforced on 4" of ABC
- Insulation: R-30
- 60' Speed Bays

BUILDING 2 FEATURES

- 108,800 SF (Divisible to 18,000 SF)
- 4 Entrances
- Clear Height: 32'
- Parking Ratio: 1.49-1,000 SF (expandable)
- ESFR Sprinkler System
- 22 Dock High Doors (9'x10')
- 4 Grade Level Doors (12'x14')
- 12 Trailer Parking Stalls
- 277/480 Volt, 3 Phase Power 3,600 Amps
- Prominent Building Signage Available on 40th Street
- Slab: 6" unreinforced on 4" of ABC
- Insulation: R-30
- 60' Speed Bays

SITE INFORMATION

- 40th Street Frontage
- 3 Points of Ingress/Egress
- 5 Minutes to Sky Harbor
- 2 Minutes to I-10
- Zoning: A-1
- Natural Gas: Southwest Gas
- Electric: SRP
- Water/Sewer: City of Phoenix
- Communication: CenturyLink

LOCATION FEATURES



FREEWAY ACCESS

Two minutes to two full-diamond interchanges at 40th Street & 32nd Street. Five minutes to SR 143.



AIRPORT ACCESS

Seven minute access to Sky Harbor International Airport.



RETAIL AMENITIES

Ten minute access to Arizona State University and Arizona Mills Mall. Close proximity to retail and restaurant amenities.



LABOR ACCESS

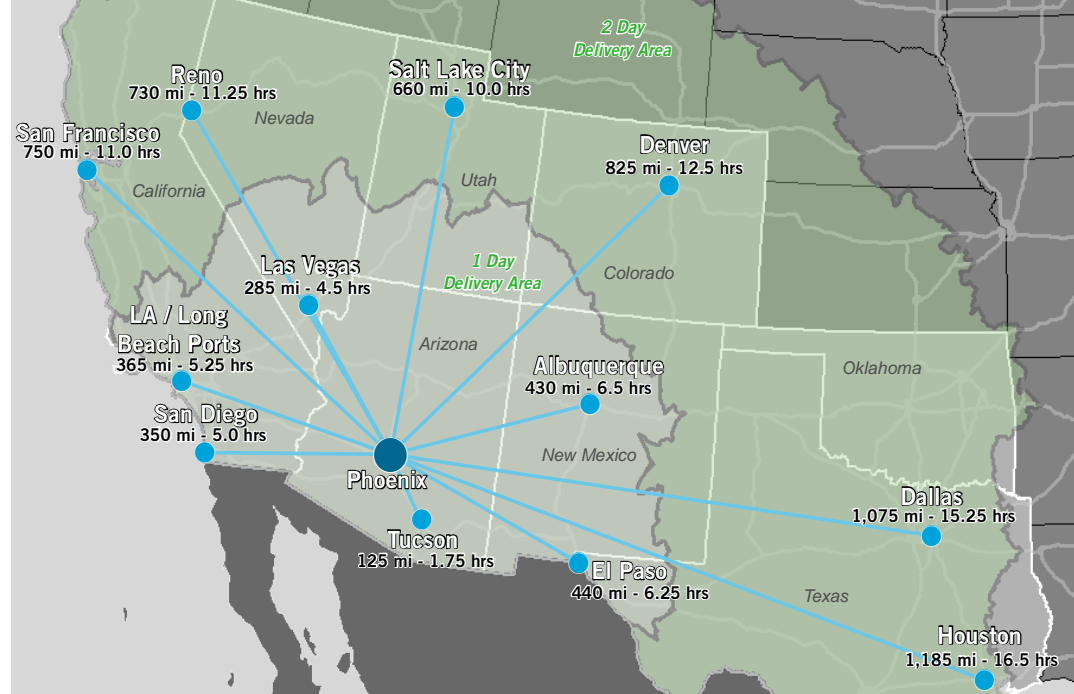
Proximate access to labor in Central Phoenix, Tempe, Ahwatukee, Chandler and Mountain Park Ranch Communities.

CORPORATE NEIGHBORS MAP



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REPRESENTED BY: **CUSHMAN & WAKEFIELD**

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