

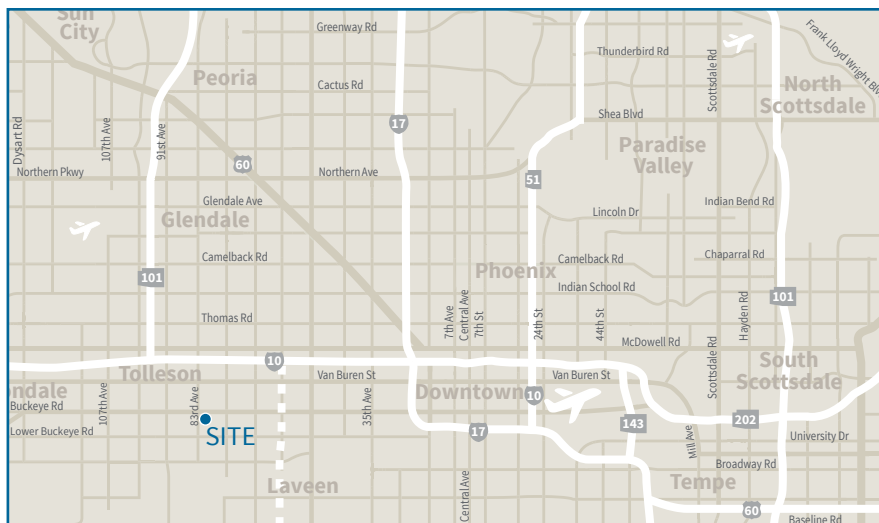
# 359,040 SF CROSS DOCK BUILDING AVAILABLE FOR LEASE



8175 W. BUCKEYE ROAD | PHOENIX, AZ

## Property features

- 359,040 SF cross dock building available for lease
- 36' clear height
- 3,600 Amps, 277/480 V, 3 P 4-wire electrical service
- 360' deep cross dock configuration
- 104 dock high doors
- 4 grade level doors
- 173' & 135' truck courts
- Fully concrete truck courts
- 312 auto parking spaces
- 66 trailer parking spaces
- ESFR sprinkler system
- R-30 insulation below the roof deck
- CP/GCP Zoning, City of Phoenix



## Location features

The site is centrally located with a cost advantage to the Central Phoenix and Airport sub-markets. Approximately 10 minutes west of downtown Phoenix, the site is situated less than two miles from the Interstate 10 and 83rd Avenue interchange, offering direct access to West Coast ports. This central connection features logistical advantages to industrial users with the capability to serve numerous large urban areas located within a one-day and two-day delivery zone.

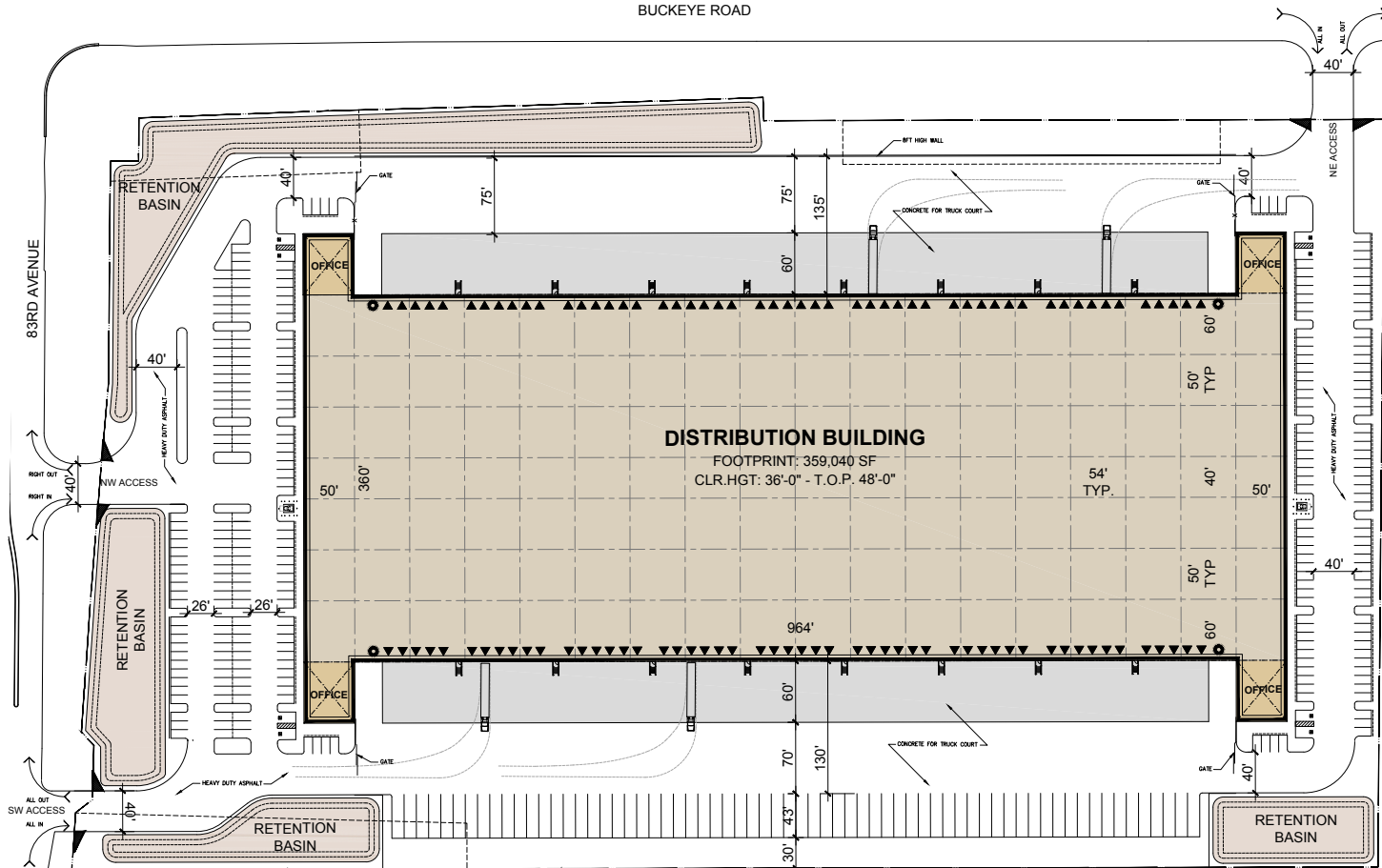
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▲ dock high doors    ○ grade level doors



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