

For Sale or Lease:

±40,000 SF on ±2.40 Acres with Heavy Power

20 South 69th Avenue | Phoenix, Arizona



SECURED PARKING / TRAILER STORAGE



ADDITIONAL ±1.90 ACRES AVAILABLE

Property Highlights

- Total Building SF: ±39,588
- ±2,000 SF Office
- Total Land Site ±2.40 Acres
- 220' Building Depth
- Natural Gas
- 1600amp 277/480 Volt Power
- 3 Dock Doors
- 1 Ramp to Grade Doors
- Clear Height ±28' - ±34'
- Fowler Tax District
- 58' x 27' Column Spacing
- 115' Truck Maneuverability
- Zoned A-1 (City of Phoenix)
- Fire Sprinklered
- Cox Fiber Optics

- **\$0.45 PSF NNN**
- **NNN \$0.07 PSF**

- **\$3,919,212.00**
- **\$99.00 PSF**

Mike Gilbert
Senior Associate
+1 602 468 8540
mike.gilbert@cushwake.com

Gary Anderson
Senior Director
+1 602 224 4439
gary.anderson1@cushwake.com

2555 East Camelback Road, Suite 400
Phoenix, AZ 85016
direct +1 602 954 9000
fax +1 602 253 0528
cushmanwakefield.com

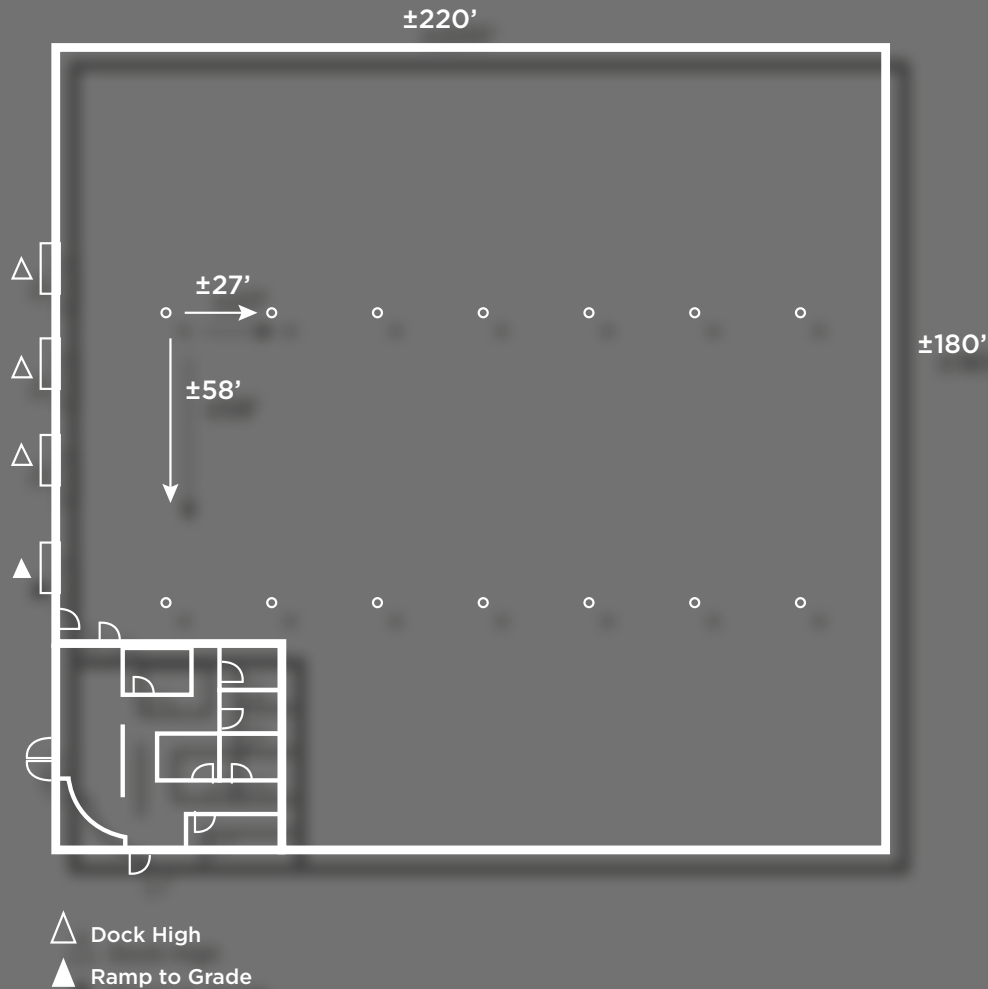
For Sale or Lease:

±40,000 SF on ±2.40 Acres with Heavy Power

20 South 69th Avenue | Phoenix, Arizona



Site Plan



Mike Gilbert

Senior Associate

+1 602 468 8540

mike.gilbert@cushwake.com

Gary Anderson

Senior Director

+1 602 224 4439

gary.anderson1@cushwake.com

2555 East Camelback Road, Suite 400

Phoenix, AZ 85016

direct +1 602 954 9000

fax +1 602 253 0528

cushmanwakefield.com