

4239 South 43rd Place

Phoenix, Arizona

Freezer & Cooler



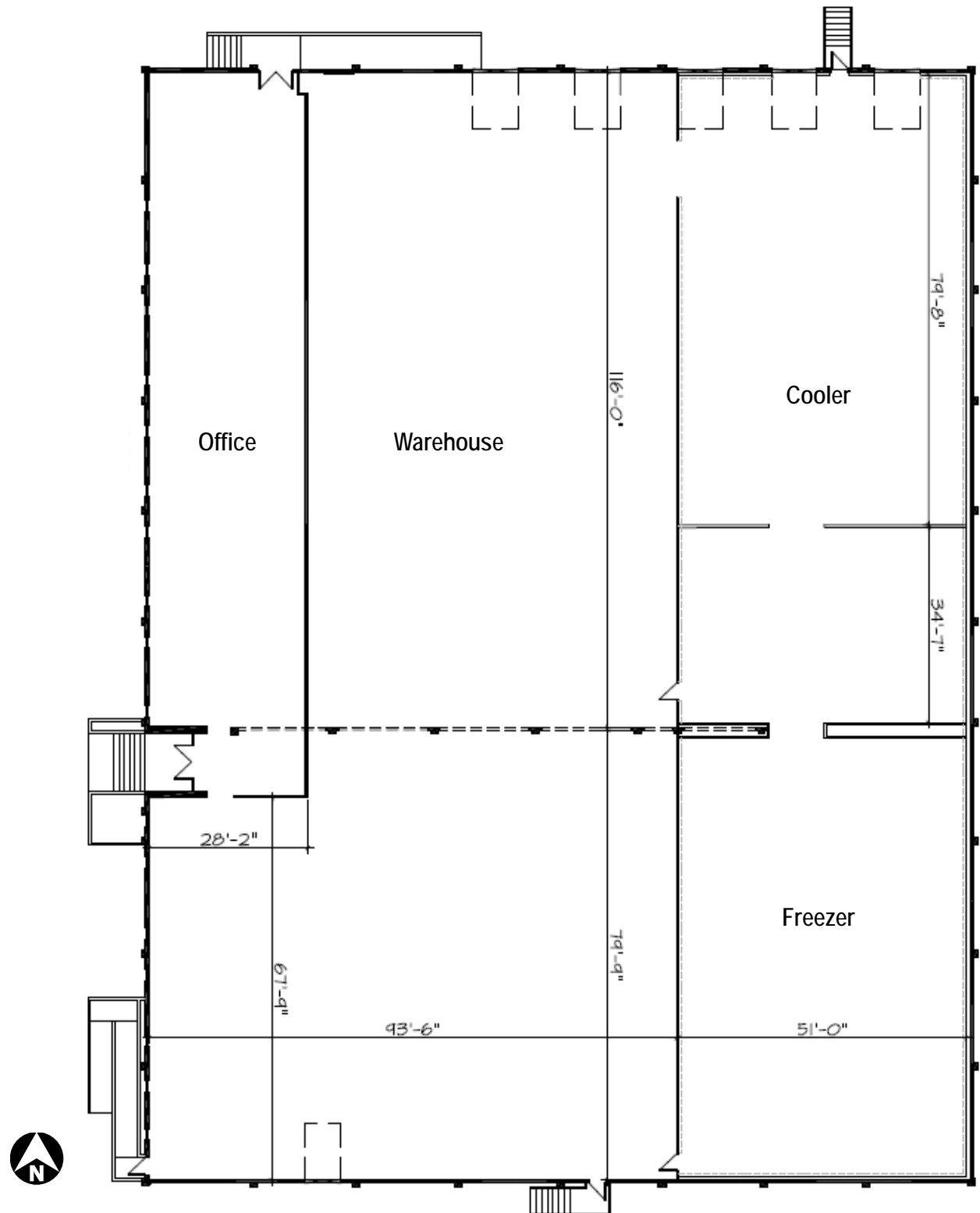
±32,723 s.f. distribution building
SALE OR LEASE





Property Features

- ±32,723 s.f. available
- ±3,719 s.f. office (1st floor)
- ±3,719 s.f. office (2nd floor)
- ±14,913 s.f. warehouse space
- ±5,827 s.f. cooler space
- ±4,545 s.f. freezer space
- Fire sprinklered
- (5) loading docks with pit levelers
- 20' clear height
- 55' concrete loading apron
- Power: 1600 amps, 120/208 volt, 3 phase
- Evaporative cooled warehouse
- Fenced outside storage area
- 50 parking spaces (1.48/1,000)
- Floor drains
- A-1 zoning, City of Phoenix
- Immediate access to I-10 full diamond interchanges at 40th Street Broadway Road





City of Phoenix, quick facts

- Operating costs in Greater Phoenix are approximately 40% lower than in California.
- Phoenix has easy access to western states, highways and ports in California and Mexico and one of the busiest airports in the United States.
- Arizona offers more than 20 business incentives to choose from.
- With 4.7 million people, Greater Phoenix's population is expected to nearly double in the next two decades.
- Greater Phoenix was recently ranked by Forbes as a Top 10 next big boomtown in the U.S.



Multi-modal access to key western US markets
Less than a day travel



For additional information:

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Arizona Competitiveness

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule



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