



AIRPORT

I-10 BUSINESS PARK

2150 E RIVERVIEW DR, PHOENIX, AZ



AVAILABLE FOR LEASE

 CLARION PARTNERS

CBRE



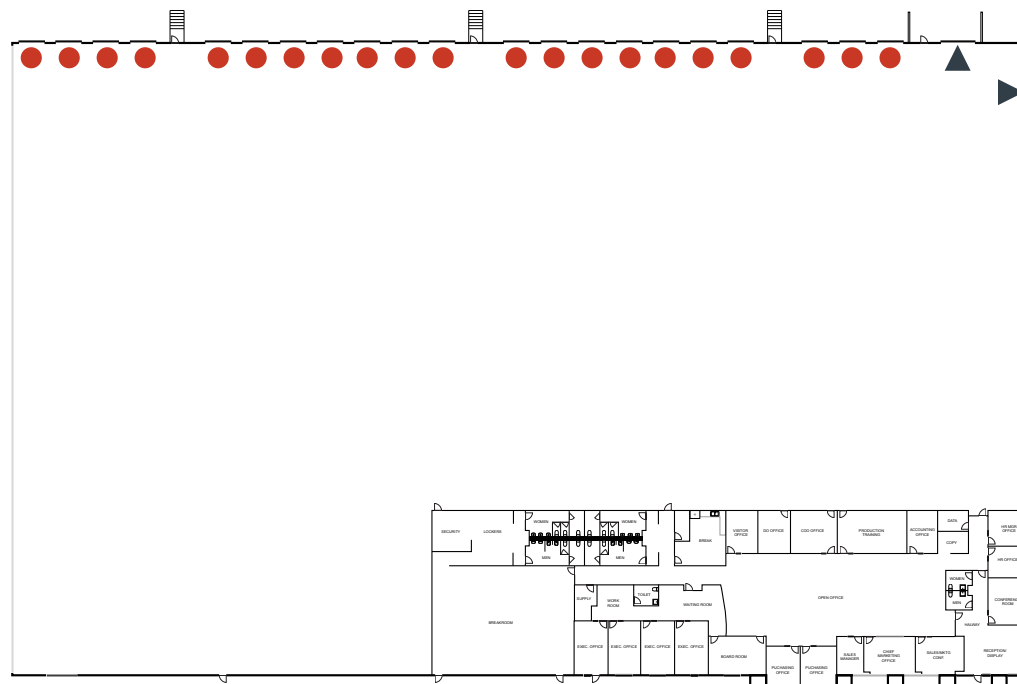
BUILDING FEATURES

▲ GRADE LEVEL DOORS

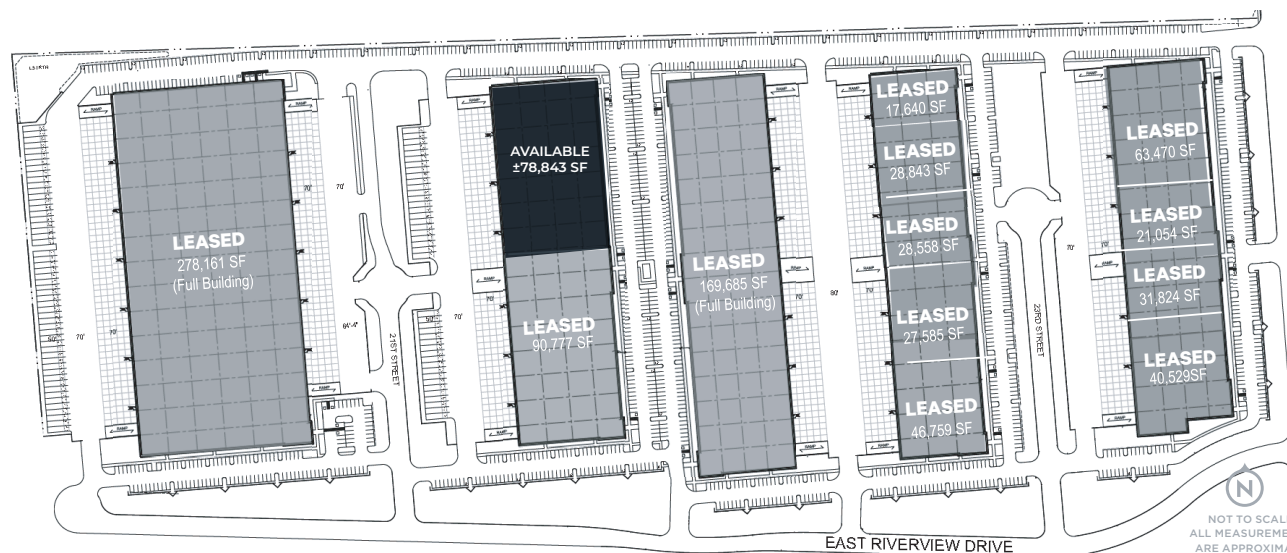
● DOCK HIGH DOORS

BUILDING B

- » Total building size ±169,620 SF
- » Available: ±78,843 SF
- » Office Space: ±10,800 SF
- » Dock high loading doors: 21
- » Grade level doors: 2
- » Trailer parking stalls: 25
- » Power: 800 Amps 277/480V 3 Phase
- » Front park/rear load: ±220'
- » Minimum clear height: ±30'
- » Existing demising wall
- » Column spacing: ±52' x ±53' (±60' speed bays)
- » Concrete tilt construction
- » 100% concrete truck courts
- » Concrete slab: ±7" over ±4" ABC
- » Truck court: ±190'
- » Truck court area is fully secured with automatic gates



NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE



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BUILDING A
±278,161

BUILDING B
±169,620

BUILDING C
±169,685

BUILDING D
±149,385

BUILDING E
±156,877

PHOENIX AT A GLANCE



1,167,322

2020 PROJECTED
TOTAL POPULATION



1,257,049

2025 PROJECTED
POPULATION



\$84,934

MEDIAN HOUSEHOLD
INCOME



33

MEDIAN AGE



21%

BACHELOR'S OR HIGHER

21%

SOME COLLEGE

SOURCE: ESRI, 2021



LOCATION

- » The center of the Metro Phoenix area
- » Adjacent to the 5th largest airport in the nation
- » Immediate access to 6 major freeway systems

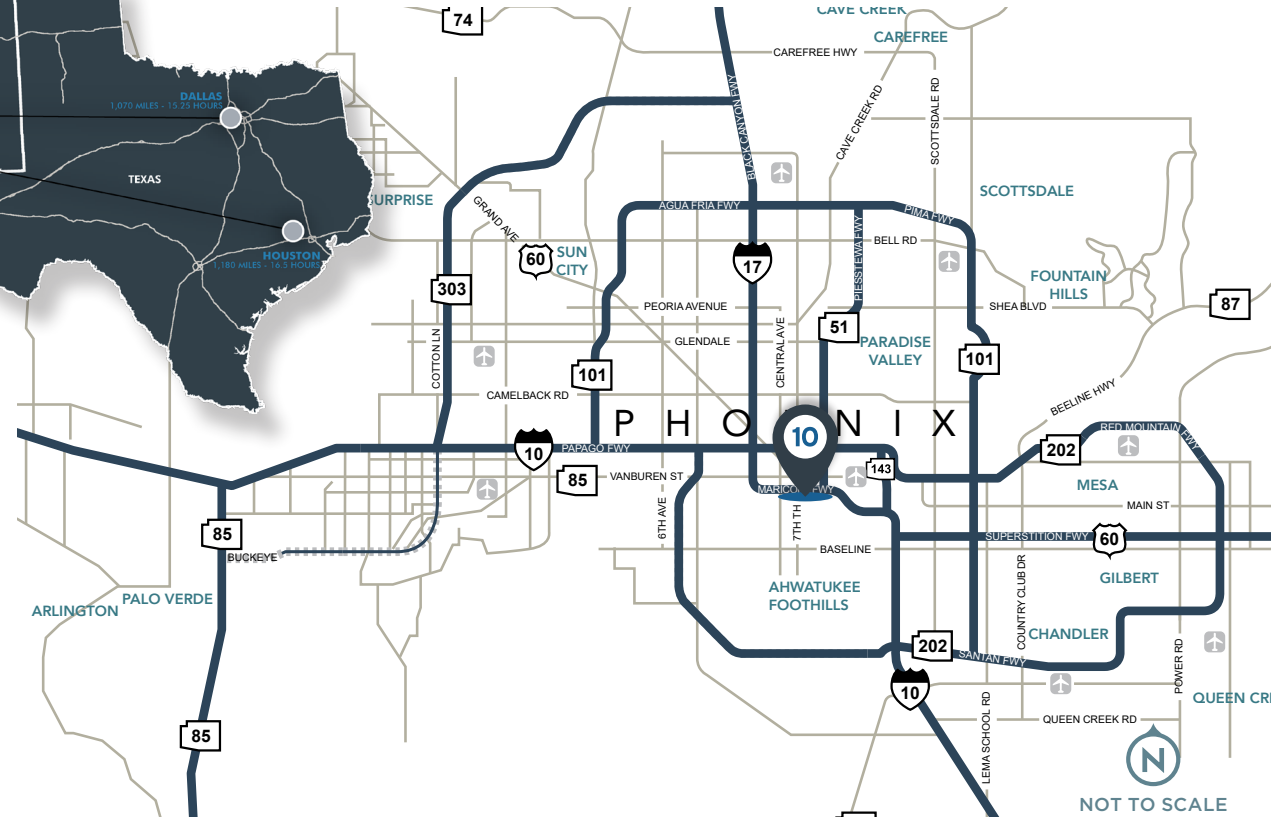




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