ALLRED RIVERPOINT

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4025 SOUTH 32ND STREET // PHOENIX, AZ

SCAN FOR VIRTUAL TOUR

360 TOUR

HEAVILY PARKED // TURN-KEY OPERATION CENTER

CUSHMAN & WAKEFIELD

DOUGLAS ALLRED COMPANY

±80,309 SF OFFICE BUILDING WITH ±50,000 SF EXPANSION AVAILABLE

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An unparalleled location at the center of Metropolitan Phoenix's transportation and commerce.

SCAN HERE FOR A 360°VIRTUAL TOUR

SITE FEATURES

- Heavy power 3600 amp; 277/480 volt (additional substation available)
- Electrical service by SRP with redundant power available
- Cox & Centurylink for telecommunications
- General Commerce parking zone
- ±13 acre development site
- Dimensions: ±200' x ±400'
- Two existing grade-level doors
- Excellent signage with exposure to I-10
- Back up generator

32ND ST

34TH ST

EXISTING BUILDING ±80,309 SF AVAILABLE

POTENTIAL EXPANSION ±50,000 SF

NOT A PART

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WOOD ST

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NOT TO SCALE

8/1,000 PARKING RATIO (expandable to 10/1,000)
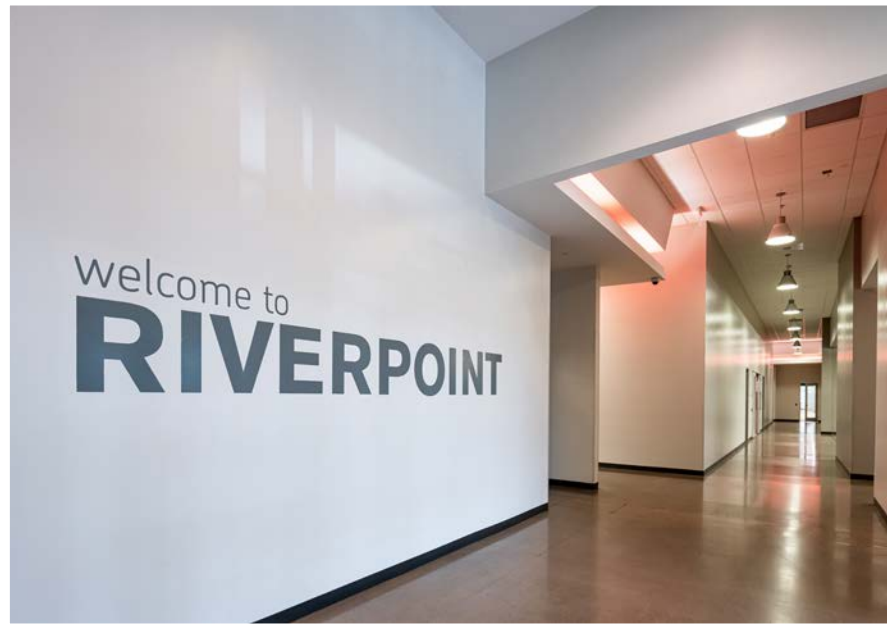
DECK-TO-DECK CEILING HEIGHTS ±25'6"

COLUMN SPACING ±40' X ±60' DIVISIBLE
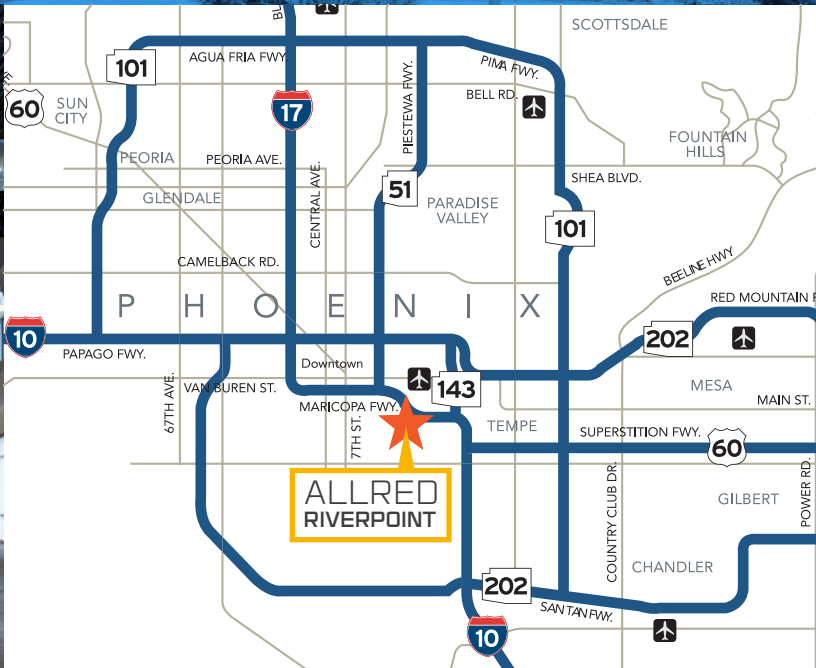
±50,000 SF EXPANSION AVAILABLE

LOCATION FEATURES

- Excellent freeway access with full diamond interchange at I-10 and 32nd St
- Signalized intersection at 32nd St and Wood (excellent ingress/egress)
- Close proximity to Sky Harbor International Airport
- At the center of Phoenix metro - 10 minute drive to Downtown Phoenix and Downtown Tempe
- Proximity to nearby amenities
- Excellent freeway visibility and signage opportunity

welcome to **RIVERPOINT**

PHOENIX SKY HARBOR INT'L AIRPORT

TEMPE TOWN LAKE

ALLRED RIVERPOINT

ACCESS VIA I-10 OFF RAMP & FULL DIAMOND INTERCHANGE AT 32ND ST

Downtown Tempe Mill Ave District

E University Dr

TEMPE DIABLO STADIUM

E Broadway Rd

S 32nd St

S 40th St

S Priest Dr

S Mill Ave

NOT TO SCALE

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FOR MORE INFORMATION, PLEASE CONTACT

BRAD ANDERSON

Vice Chairman | +1 602 224 4403
brad.anderson@cushwake.com

MIKE STRITTMATTER

Managing Director | +1 602 224 4457
mike.strittmatter@cushwake.com

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