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W VAN BUREN

FOR LEASE

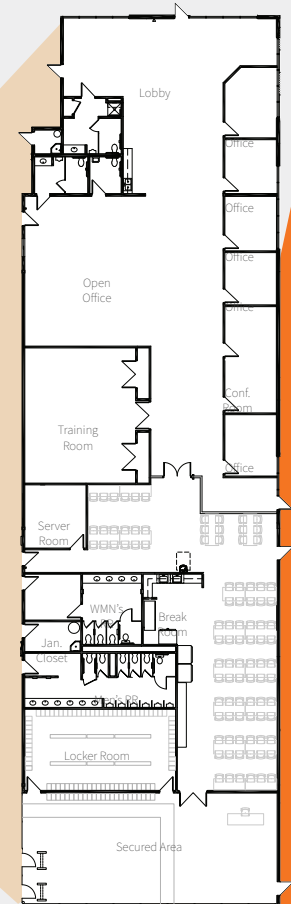
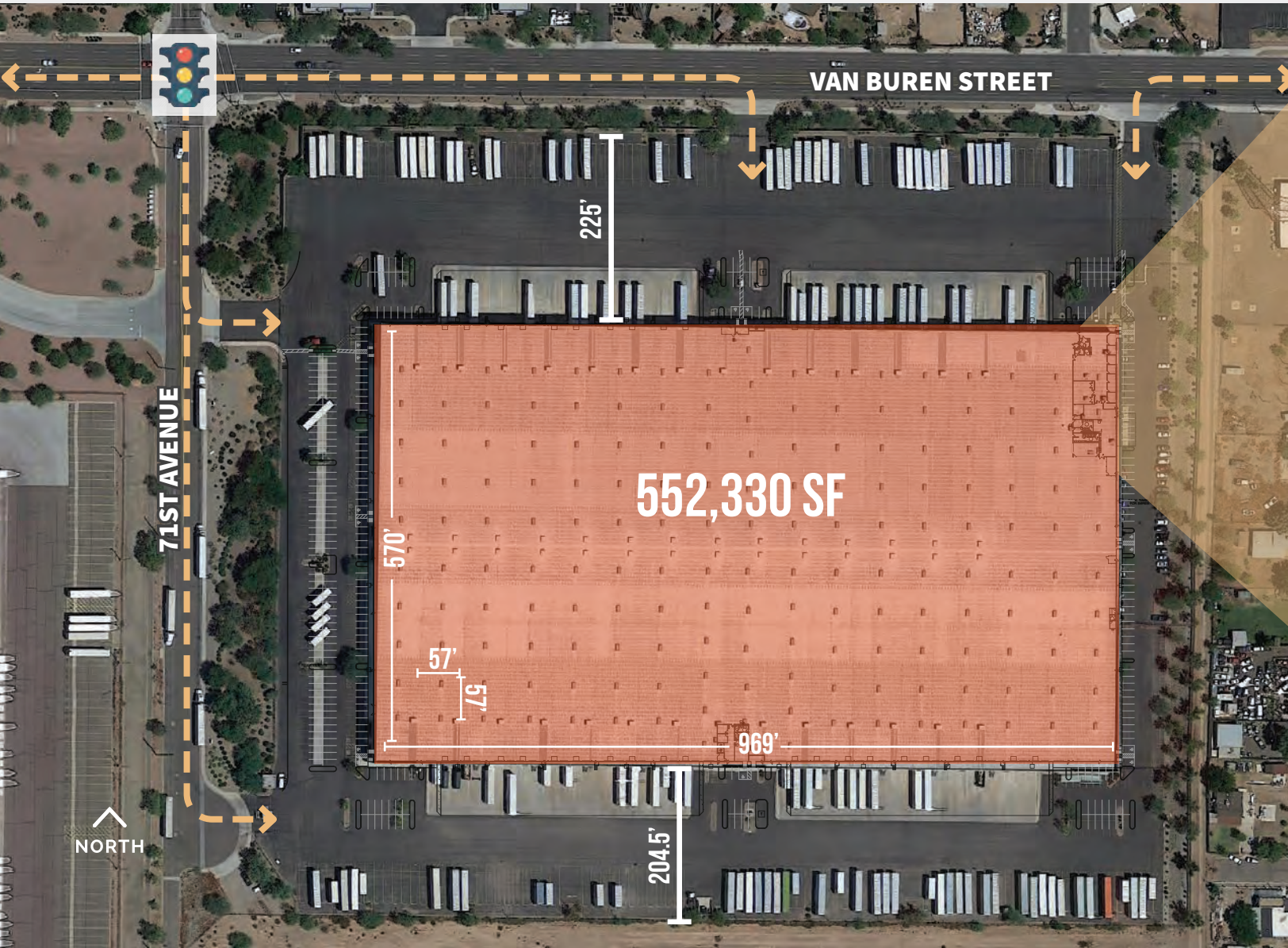


STOCKBRIDGE

**±552,330 SF industrial building
AVAILABLE FOR OCCUPANCY**

PROPERTY FEATURES

- ◆ ±552,330 SF
- ◆ ±9,902 SF office
- ◆ Clear height: 31.5' - 35.5'
- ◆ Building dimensions: 570' x 969'
- ◆ Column spacing: 57' x 57'
- ◆ Auto parking: 378
- ◆ Trailer parking: 146
- ◆ 6" concrete steel reinforced slab
- ◆ Standing seam metal roof
- ◆ 80 dock high doors (9' x 10')
 - ◆ 60 pit levelers at 35,000 lb capacity
- ◆ 15 grade level doors (12' x 14')
- ◆ 70' concrete truck apron
- ◆ Power: 4000A, 277/480V
- ◆ Fenced truck court with guard shack
- ◆ Motion-sensored LED lighting in warehouse
- ◆ Evaporative cooling: 28 coolers, 19,810 CFM
- ◆ Skylights
- ◆ ESRF sprinkler; K-14, 75 PSI with pumphouse and standpipes
- ◆ Large truck courts: 225' (North); 204.5' (South)
- ◆ Four (4) points of ingress/egress
- ◆ A-1 zoning, City of Phoenix
- ◆ Backup generator on site





GREATER PHOENIX

- ◆ With 4.6 million people, Phoenix has the 12th largest metropolitan area in the U.S. and is projected to grow more than 42% over the next 15 years
- ◆ Phoenix has one of the lowest costs of doing business than any other U.S. Metropolitan area
- ◆ Phoenix is ranked #11 among U.S. cities for the least amount of traffic congestion
- ◆ Phoenix is within an 8 hour drive to ports of California and Mexico
- ◆ Arizona offers more than 20 business incentives to choose from

FOR ADDITIONAL INFORMATION

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STOCKBRIDGE 

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