

230 S 49th Ave | Phoenix, AZ

±37,022 SF with Large Yard

Available For Lease

Property Highlights

- ±35,803 SF Warehouse
- ±1,219 SF Office structure
- ±4 Acres
- 3,000 amps, 277/480v, 3 phase power
- 10 Big Ass Fans
- New high bay LED lighting
- Six (6) Grade Level Doors
One (1) 20'x14', Three (3) 18'x18'
One (1) 16'x14', One (1) 8'x10'
- Fresh Exterior Paint
- Freshly Poured Heavy Duty Asphalt
- A-2 Zoning
- Fully Fenced and Secured Yard
- Clear Height: 22'-30'
- Sprinklers



Located in an opportunity zone!

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NEWMARK

230 S 49th Ave

±37,022 SF with Large Yard

View from
Southeast



View from
Northeast



NEWMARK

View from South



View from Northwest



View from West



View from East



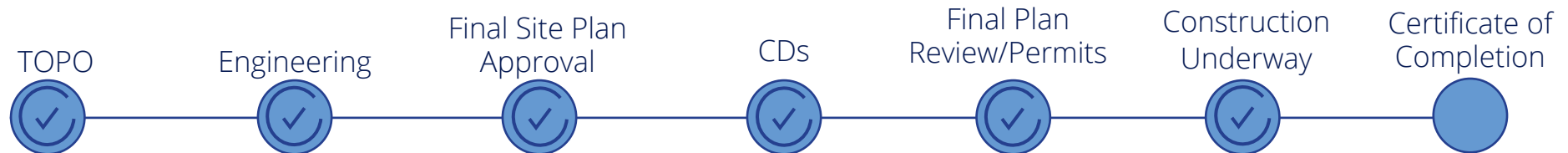
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Construction Almost Complete!

July 2026

Expected Delivery Date

Construction Timeline



Scope of work

- Demolition of southern metal structure leaving 35,803 SF of warehouse plus the 1,219 SF office structure in the NE corner of the parcel.
- Demolition of CMU walls where the storage tanks were located to create drivable yard space.
- Demolition and repour the asphalt within the demolished building to create drivable yard space.
- Asphalt seal and slurry and restriping of the parking lot with new parking and landscaping to be located on the north side of the property.
- New metal siding replacing the section being demolished and fully enclosing the remaining structure.
- 3 overhead doors added for drive through capability in both remaining warehouse structures.
- Fencing added on the side of the building that is being demolished to secure the yard.
- Two new restrooms created in the building that is remaining ... The two bathrooms currently located in the warehouse area that is being demolished will be flipped inside the remaining structure.
- Fire Sprinkler connection relocated to be next to the remaining structure with new fire sprinkler riser and piping to connect to the existing mains.
- New 3,000 amp SES to be installed located next to the remaining structure.
- Adding 10 Big Ass Fans throughout the warehouse.
- New high bay LEDs throughout the warehouse.
- Exterior painting of the warehouse and office buildings.
- Freshly poured heavy duty asphalt 6 inches of ABC material and 4 inches of asphalt.



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Site Plan



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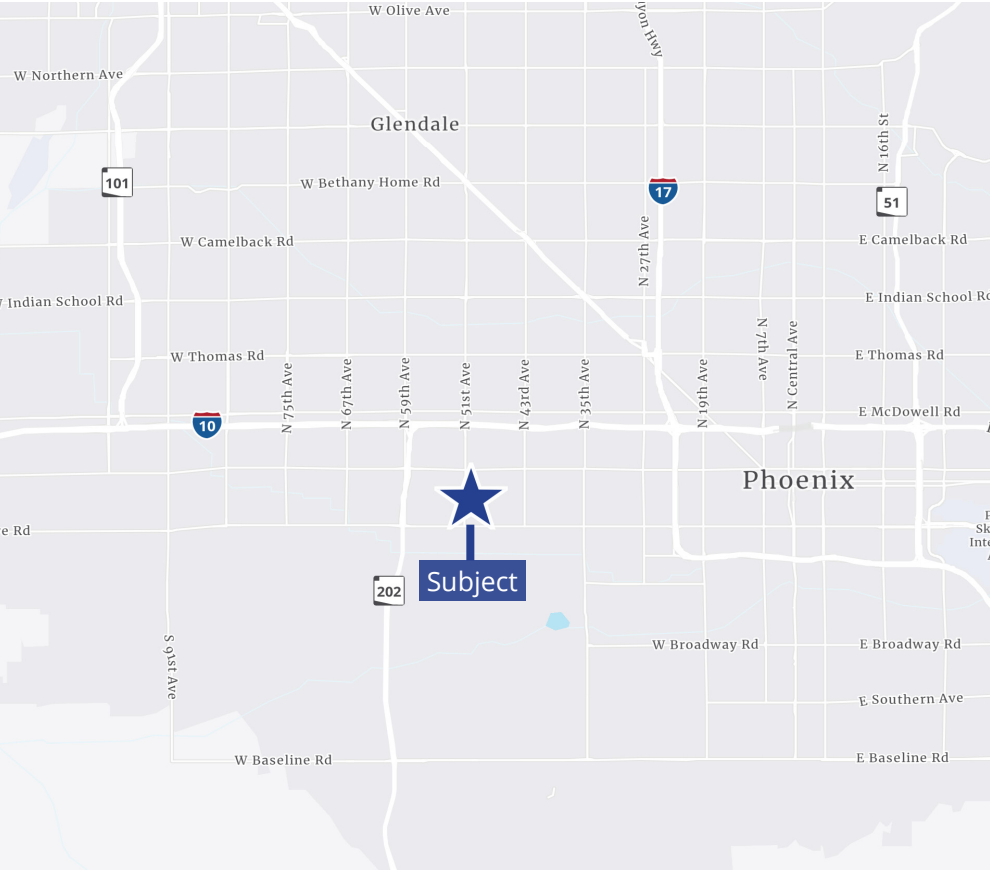
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Aerial & Site Map



5-mile Demographics



Current Population (2023)
337,513



Projected Population (2028)
342,045



Total Households (2023)
98,928



Average Household Income (2023)
\$75,302

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