

FOR SUBLEASE

# 1635 S 43RD AVENUE

PHOENIX, AZ 85009

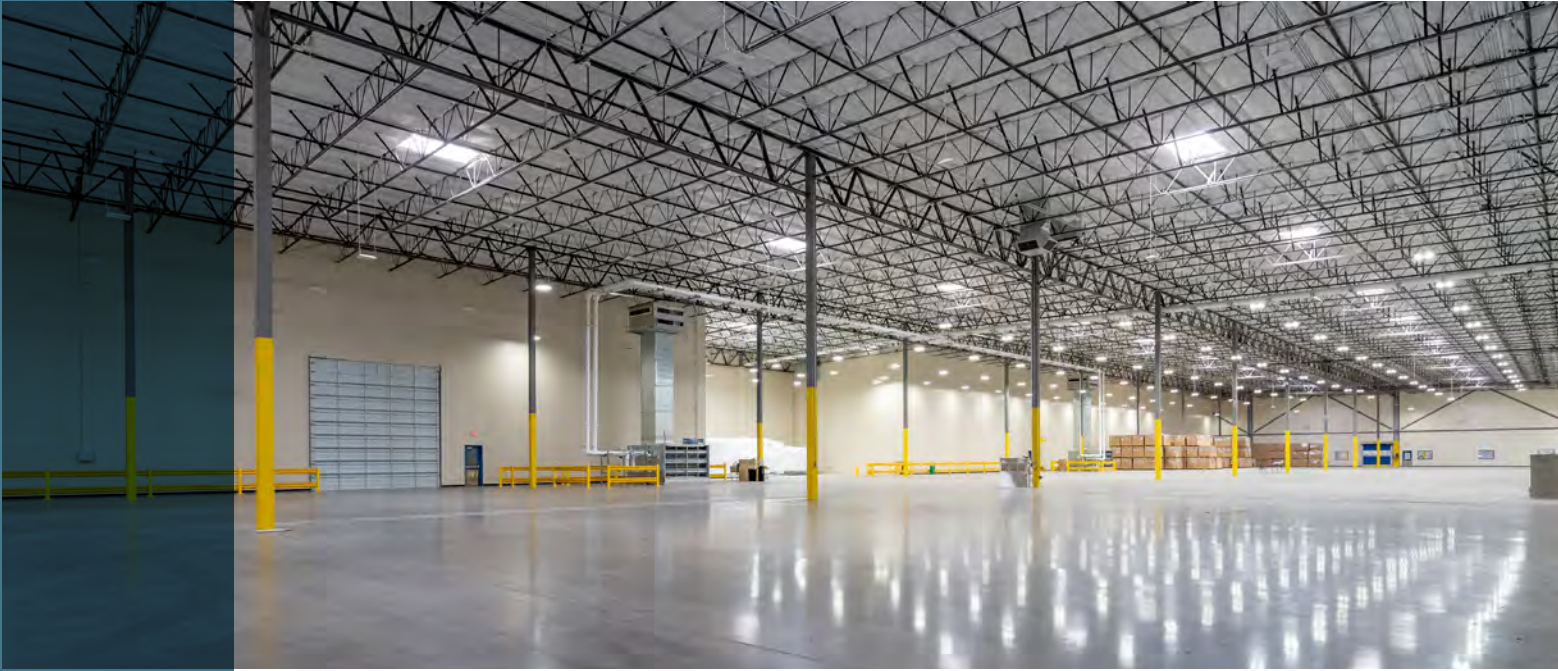
Colliers  
INTERNATIONAL



± 394,775 SF INDUSTRIAL  
DISTRIBUTION BUILDING

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This distribution building is 100% A/C via chiller system. It is U.P. rail service capable, within the Riverside Tax District, and has heavy power. There are 130 truck doors, 81 trailer spots, cross docks, and a 60' staging area spacing, and is less than 2 miles away from I-10 and the soon to be completed South Mountain Loop 202 Freeway.



## PROPERTY FEATURES

- Square Footage: ±394,775 SF
- Acreage: 19.96 Acres
- Air-Conditioned: 100% A/C Chiller System
- Power: 8,400 Amps, 277/480V, 3 Phase
- Construction: Reinforced Concrete
- Year Built: 2013
- Loading: 130 Truck Doors  
81 Trailer Spots  
Cross Dock - ±1080' Length; ±350' Deep
- Potential for Rail Service
- Zoning: A-1, City of Phoenix
- Parcel Number: 105-14-001Q
- Clear Height: 32'
- Column Spacing: 57'-60'w x 52'd
- Insulation: R-30
- Natural Gas to Building

## PROPERTY HIGHLIGHTS

- LED Lighting with Motion Detectors
- 100% Concrete Truck Court
- ESFR Sprinklers
- Floor Drains
- 6" Water Line into Building
- 4" Waste Water Discharge out of Two 4,000 Gallon Sump Pits
- 4,000 PSI Slab | 6" Ductilcrete Floor
- 1-10 and Loop 202 South Mountain Freeway ±2 Miles Away
- LEED Certified Silver



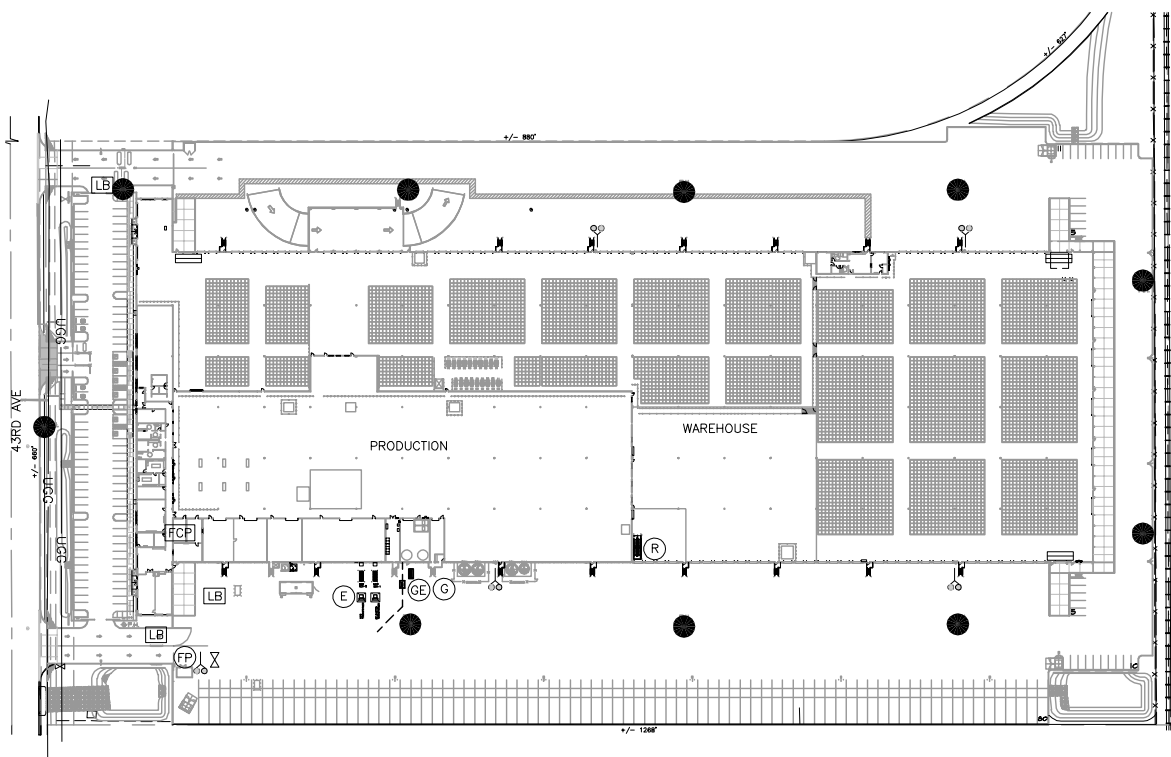
# GREATER PHOENIX OVERVIEW

The economy of Phoenix is predicated on population growth. Net migration is the driving force behind the population growing at more than twice the national average, one of the fastest rates in the country. More than two-thirds of 2017's population growth was attributed to new residents from outside of Metro Phoenix. Many people and companies decide to set roots in Phoenix for its low cost of living and doing business, housing affordability, and expanding economic opportunities.

The Phoenix economy is expanding at a faster rate than the U.S. economy, and job growth in the Phoenix metropolitan area remains above the national benchmark. Perhaps more encouraging than the absolute number of jobs being added to the economy are the types of jobs being created—sectors such as financial activities, technology, education, and health services have all experienced significant growth in recent years.



## SITE PLAN



- (E) ELECTRICAL SERVER
- (G) GAS CONNECTION
- (GE) BACK UP GENERATOR
- (R) ROOF ACCESS
- FDC
- LB LOCK BOX
- ROLL UP DOORS
- (FP) FIRE PUMP
- FIRE HYDRANT
- X OS&Y SPRINKLER SHUTOFF

TPO ROOF OVER PLYWOOD  
OVER STEEL JOIST.  
39'-0" HIGH POINT  
35'-3" LOW POINT

CEILING  
PRODUCTION OPEN  
WAREHOUSE OPEN  
OFFICES 10'-0"



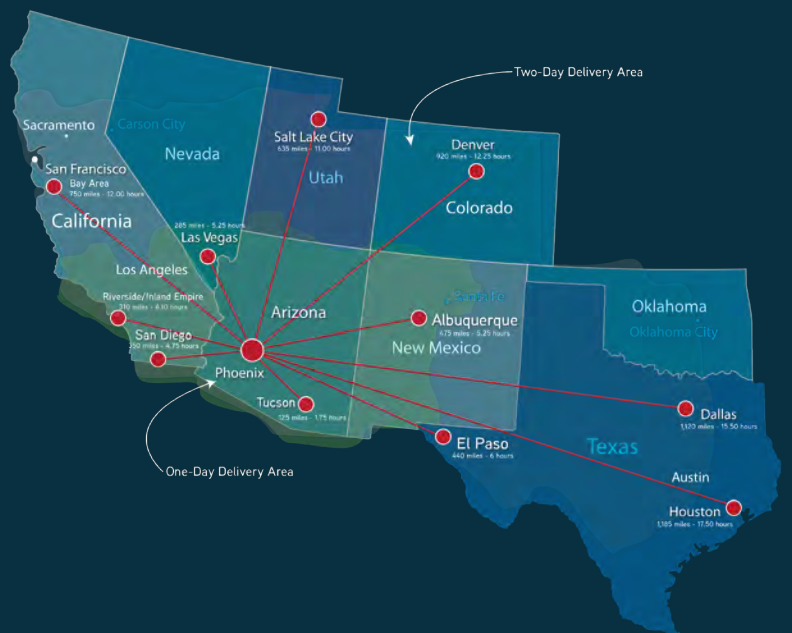
## FOR MORE INFORMATION

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