FOR LEASE > MANUFACTURING/WAREHOUSE SPACES AVAILABLE

601 South 54th Avenue

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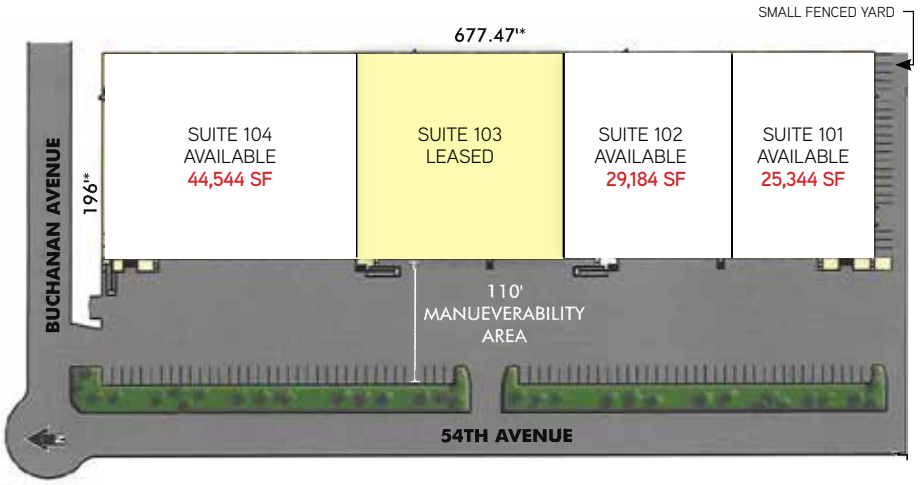
COLLIERS INTERNATIONAL
2390 E Camelback Road
Suite 100
Phoenix, AZ 85016
www.colliers.com/greaterphoenix



Features

- Site: ±6.32 acres
- Distribution center: ±136,704 SF*
- Building dimensions: 677.47' x 196'*
- Clear height: 30'*
- Column spacing: 48' x 48'*
- Power: 277/480 volt SRP
- Fire Sprinklered: .45GPM/3,000 SF
- Dock high loading doors
- Evaporative cooled or AC warehouse
- 110' cement maneuverability area*
- Ample parking
- Skylights
- Zoning: A-2, City of Phoenix
- Tax District: Riverside

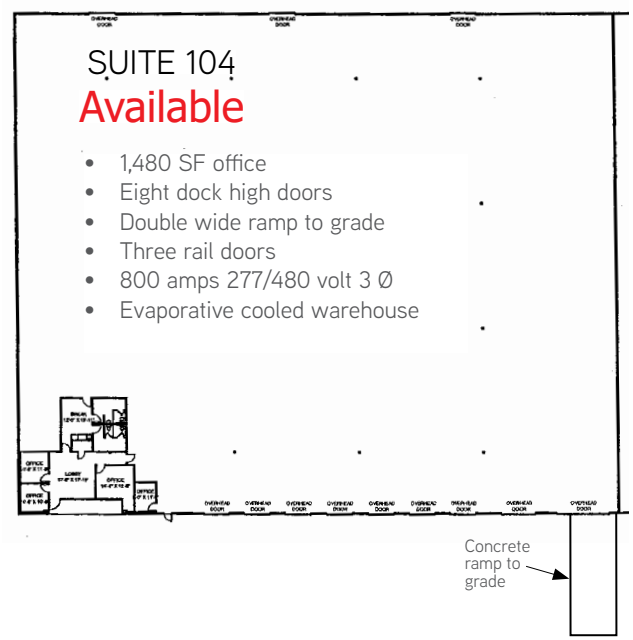
*All dimensions are approximate *UPRR Potential



601 South 54th Avenue

SUITE 104
Available

- 1,480 SF office
- Eight dock high doors
- Double wide ramp to grade
- Three rail doors
- 800 amps 277/480 volt 3 Ø
- Evaporative cooled warehouse



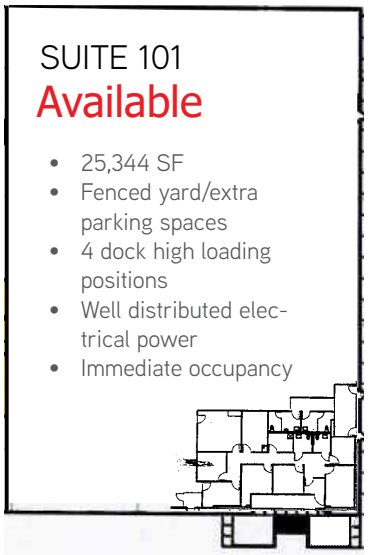
SUITE 102
Available

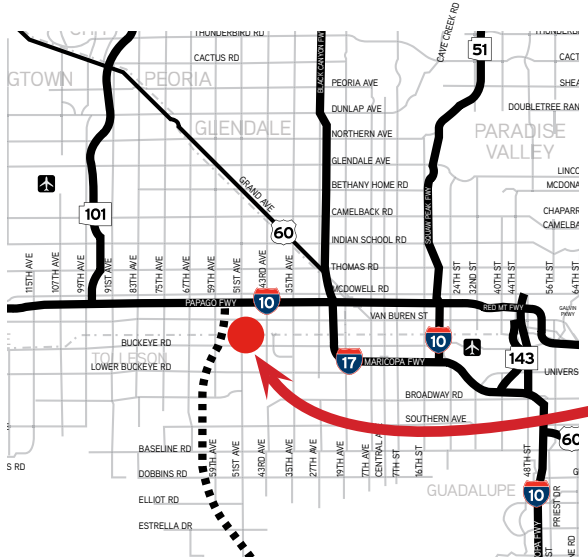
- 29,184 SF
- 1,493 SF office
- Five dock-high doors, one is double wide



SUITE 101
Available

- 25,344 SF
- Fenced yard/extra parking spaces
- 4 dock high loading positions
- Well distributed electrical power
- Immediate occupancy







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