

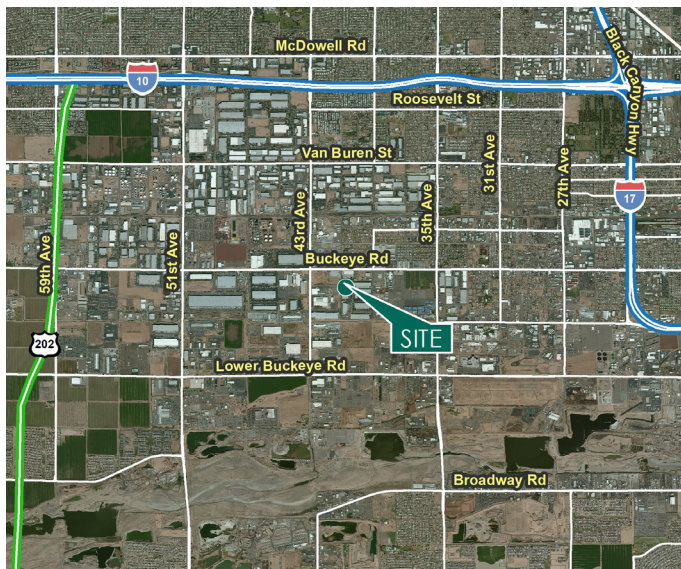
# 100,800 SF

## Industrial Space For Lease



## Prologis Phoenix Distribution Center

1402 S. 40th Avenue  
Phoenix, AZ 85009 USA



NORTH  
MAP NOT TO SCALE

### LOCATION

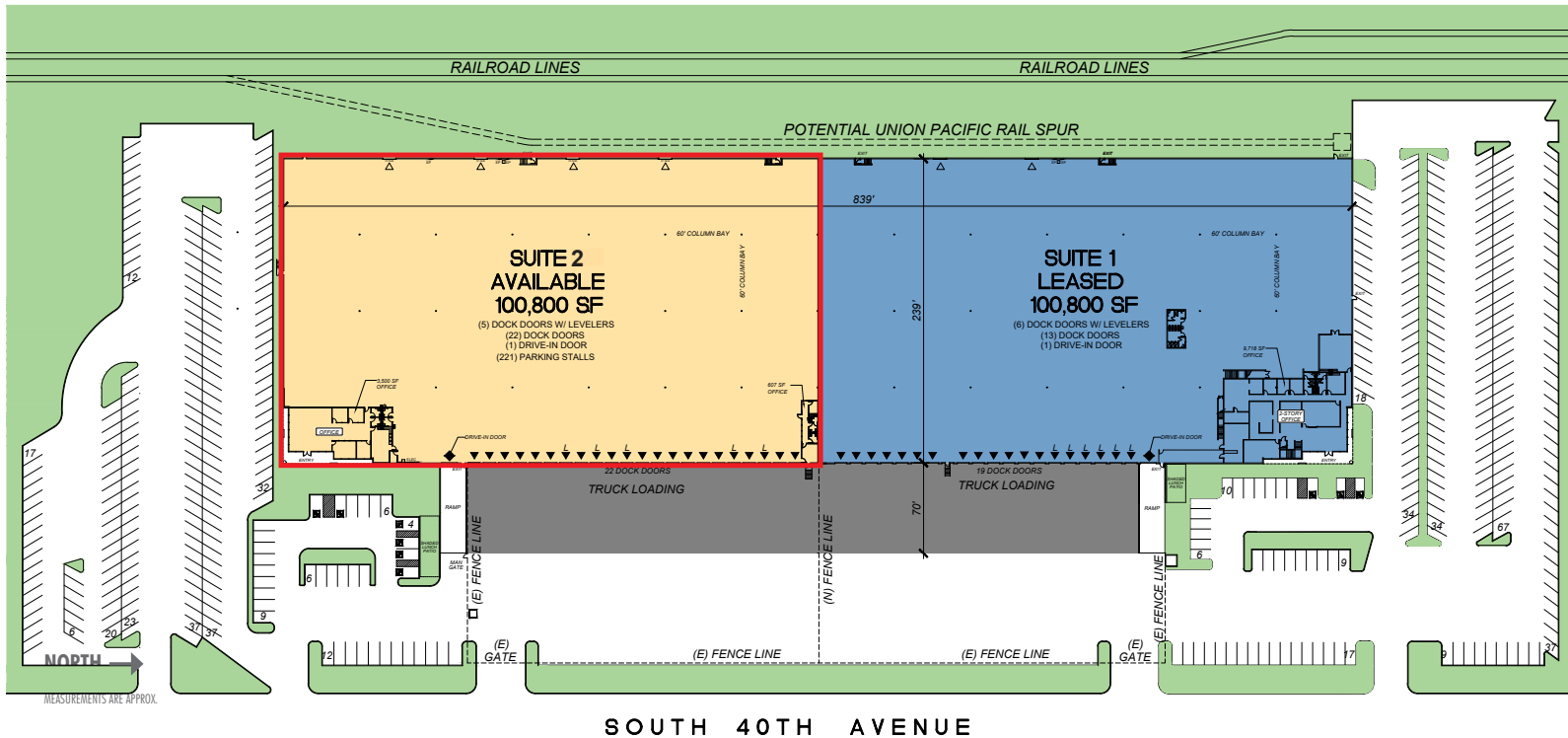
- Prime Infill Southwest Submarket with Immediate Access to I-10, I-17, and Loop 202
- A-1 Zoning, City of Phoenix, AZ

### FACILITY

- 201,600 SF Total Building
- 100,800 SF Available For Lease (End Cap)
- Evaporative Cooled Warehouse
- 30' Minimum Clear Height
- 3,500 SF & 607 SF of Built-Out Office Space Available
- 22 Dock-High Doors with 5 Pit Levelers and 7 Edge-of-Dock Levelers Existing
- 1 Ramp to Grade Level Door
- Secured/Fenced Truck Court Area
- Heavy Car Parking & Excess Land for Trailer Parking / Fenced Yard Area
- Rail Possible By Union Pacific Railroad
- Building Renovations Underway:
  - LED Motion Sensor Lights in Warehouse
  - R-38 Batt Insulation & White Scrim in Warehouse
  - Painting Warehouse Walls White & Painting Columns Yellow
  - Power: 1200 Amps, 277/480 Volt, 3 Phase
  - Sprinklers: ESFR with K25.2 Heads Being Installed

# 100,800 SF

## Industrial Space For Lease



## CBRE

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