



INDUSTRIAL SPACE FOR LEASE

±50,000 –
±223,917 SF

Prologis Riverside at 48th Ave
Building 1

2200 South 48th Avenue
Phoenix, Arizona



Property Description

A-1 zoning	City of Phoenix
From full diamond interchange at Loop 202	2 miles
Master planned industrial park	2 buildings
Total	223,917 SF (divisible to ±50,000 SF)
Office area	±2,400 SF
Building dimensions	300' x 740'
Clear height	36'
Dock-high doors	41 dock high doors; 2 grade level doors

Sprinkler system	ESFR
Typical column spacing	48' x 54'
Roof insulation	R-37
Power	3,600A/277-480V (SRP)
Truck court	130' all concrete, gated/secure
Flooring	7" 4000 PSI reinforced slab
Trailer parking stalls	28 (expandable)
Auto parking stalls	124



Highway Access

- Minutes from Loop 202 (±2 miles) and Interstate 10 (±3 miles); Prologis Riverside Center is ideally located to serve Arizona as well as the key markets in the Western United States including Northern California, Ports of Long Beach, New Mexico, Utah and Nevada

Regional Highlights

- 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
- Arizona offers more than 20 business incentives to choose from

Arizona Incentive Programs

- **Commercial/Industrial Solar** - Businesses installing a solar energy device at an Arizona facility may be eligible for an income tax credit of up to \$50,000 per tax year.
- **Job Training** - Provides reimbursable grants to employers that implement job-specific training plans for new jobs

or for training plans that increase the skill level of current employees.

- **Quality Jobs** - Provides income tax credits of up to \$9,000 for each new quality job created.
- **Renewable Energy Tax Incentive** - Companies engaged in the solar, wind, geothermal and other renewable energy industries may obtain up to a 10% refundable income tax credit and up to a 75% reduction on real and personal property taxes.



Unlock the full potential of your warehouse with one strategic, single-source partner.



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 666 million square feet (62 million square meters) owned and under management in 20 countries on four continents.