

# AIRPORT 40



## INDUSTRIAL CENTER



SKY HARBOR AIRPORT INDUSTRIAL DEVELOPMENT | 320,700 SF DELIVERING Q2 2020

### FOR LEASE

BUILDING 1: 211,900 SF (DIVISIBLE)  
 BUILDING 2: 108,800 SF (DIVISIBLE)



REPRESENTED BY:



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## BUILDING 1 FEATURES

- 211,900 SF (Divisible to 40,000 SF)
- 6 Entrances
- Clear Height: 32'
- Parking Ratio: 1.49-1,000 SF (expandable)
- ESFR Sprinkler System
- 33 Dock High Doors (9'x10')
- 6 Grade Level Doors (12'x14')
- 22 Trailer Parking Stalls
- 277/480 Volt, 3 Phase Power 3,600 Amps
- Prominent Building Signage Available
- Slab: 6" unreinforced on 4" of ABC
- Insulation: R-30
- 60' Speed Bays

## BUILDING 2 FEATURES

- 108,800 SF (Divisible to 18,000 SF)
- 4 Entrances
- Clear Height: 32'
- Parking Ratio: 1.49-1,000 SF (expandable)
- ESFR Sprinkler System
- 22 Dock High Doors (9'x10')
- 4 Grade Level Doors (12'x14')
- 12 Trailer Parking Stalls
- 277/480 Volt, 3 Phase Power 3,600 Amps
- Prominent Building Signage Available on 40th Street
- Slab: 6" unreinforced on 4" of ABC
- Insulation: R-30
- 60' Speed Bays

## SITE INFORMATION

- 40th Street Frontage
- 3 Points of Ingress/Egress
- 5 Minutes to Sky Harbor
- 2 Minutes to I-10
- Zoning: A-1
- Natural Gas: Southwest Gas
- Electric: SRP
- Water/Sewer: City of Phoenix
- Communication: CenturyLink

# LOCATION FEATURES



## FREEWAY ACCESS

Two minutes to two full-diamond interchanges at 40th Street & 32nd Street. Five minutes to SR 143.



## AIRPORT ACCESS

Seven minute access to Sky Harbor International Airport.



## RETAIL AMENITIES

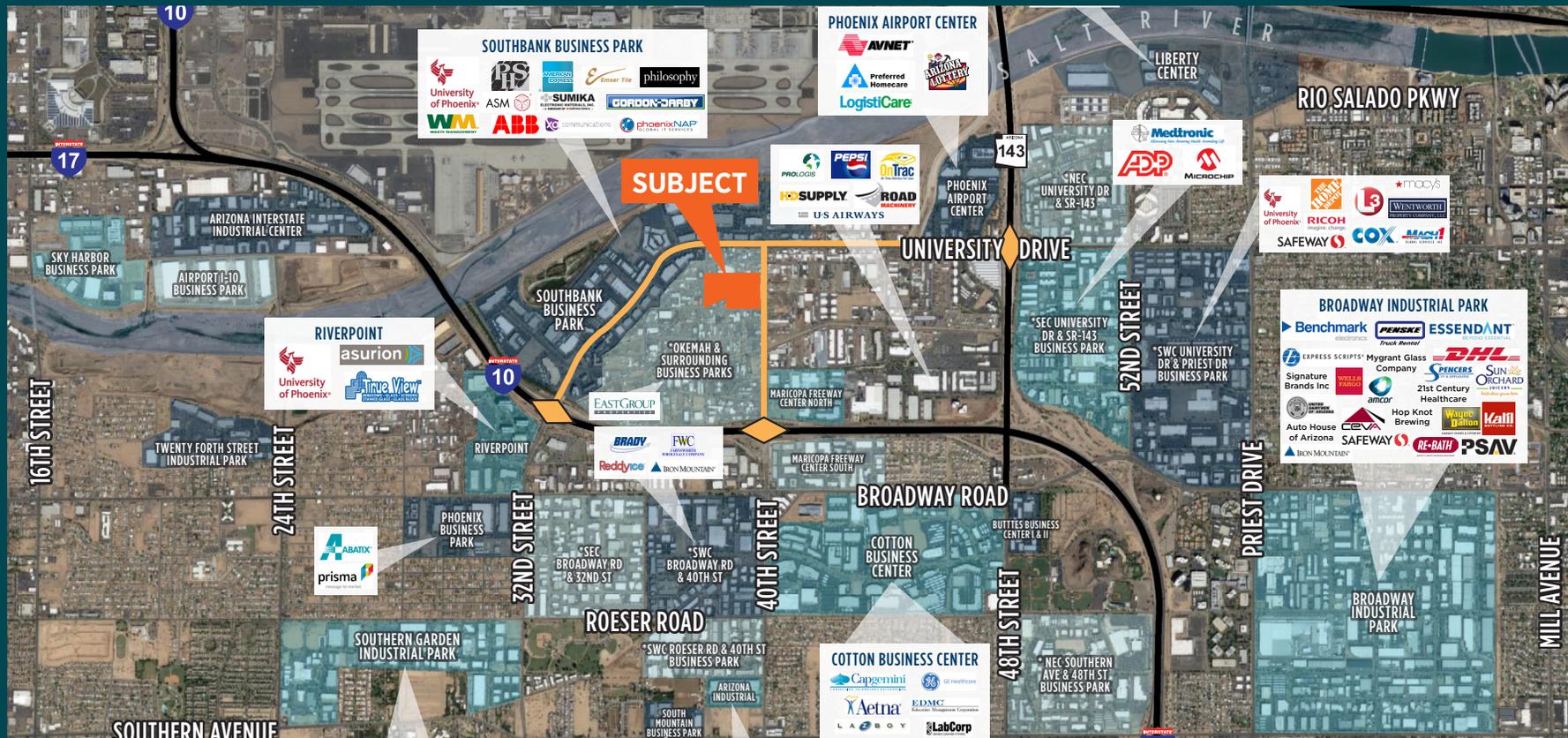
Ten minute access to Arizona State University and Arizona Mills Mall. Close proximity to retail and restaurant amenities.



## LABOR ACCESS

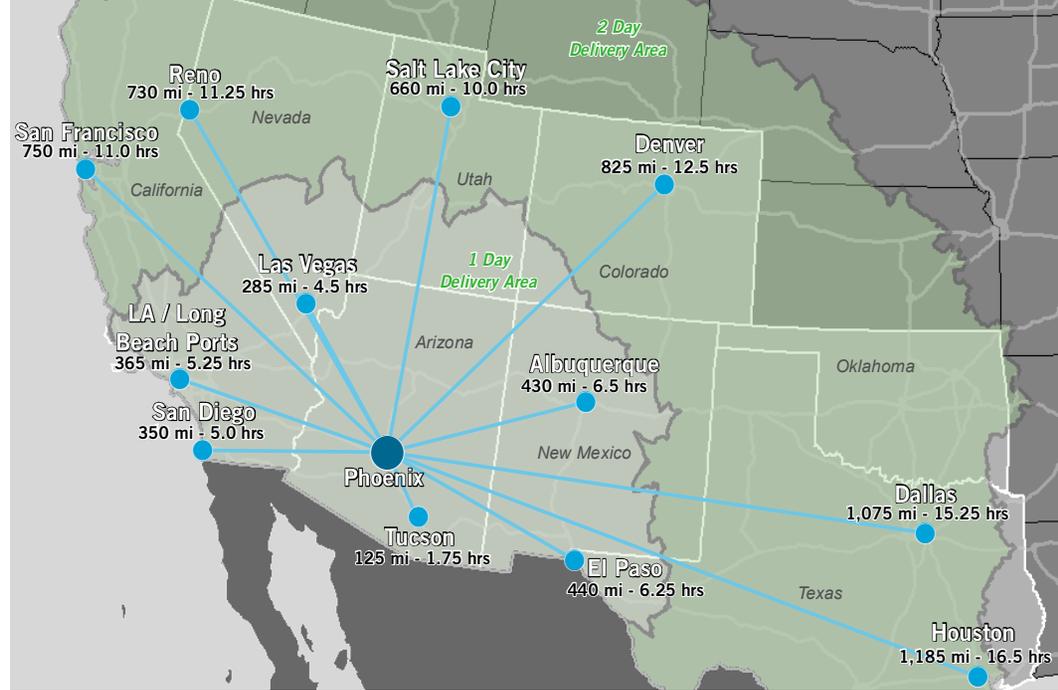
Proximate access to labor in Central Phoenix, Tempe, Ahwatukee, Chandler and Mountain Park Ranch Communities.

# CORPORATE NEIGHBORS MAP



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