For Lease

±11,300 SF - ±206,458 SF Dry Warehouse Available

±16,258 SF Freezer/Cooler

LOGISTICS CENTER

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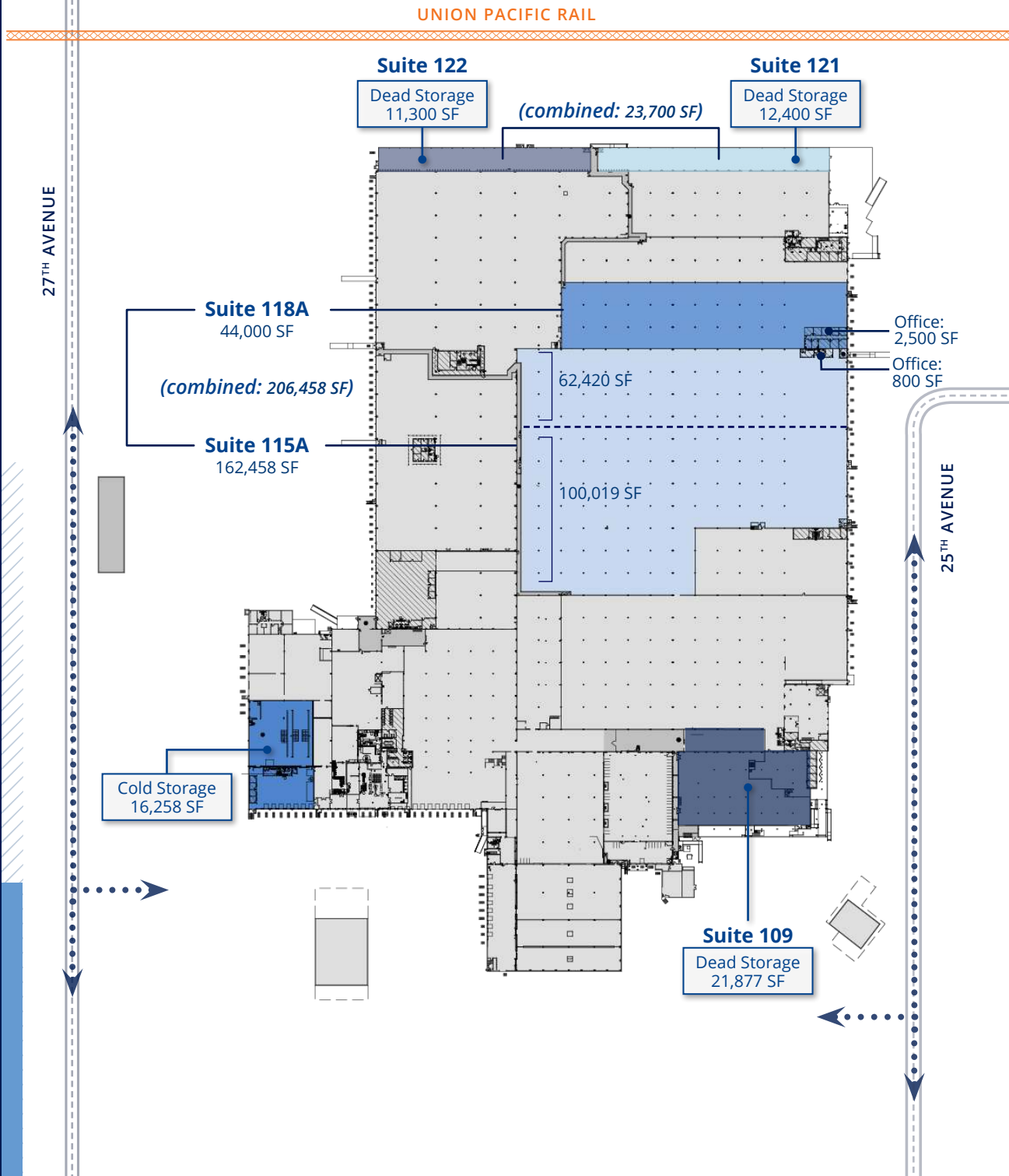
Property Highlights

11,300 - 206,458 SF available

- **Building Size:** ±850,000 SF
- **Available Sizes:**
  44,000 SF (Suite 118A) — **Move-in ready**
  162,458 SF (Suite 115A)*
  **can be demised down to 62,420 SF - 100,019 SF*
  (Available 3/1/26) **206,458 SF** *(combined)*
  11,300 SF (Suite 122)
  12,400 SF (Suite 121)
  (combined 23,700 SF)
  21,877 SF (Suite 109)
  16,258 SF COLD STORAGE — **Move-in ready**
- **22' Clear Height**
- **A-2 Zoning, City of Phoenix**
- **LED Lighting**
- **HVAC** or **EVAP Available**
- **Heavy Power Available**
  up to 3,000 AMPS
- **Natural Gas** on-site
- **Fire Sprinklers**
- **Fully Fenced** & **Secure**
  with on-site **Security**
- **Drive-in Ramps Available**
- **New Ownership** to make
  Major Improvements



Suite 115-A

- **Size:** 162,458 SF
- **Docks:** Thirteen (13)
- **Office:** 800 SF
- **Power:** up to 3,000 AMPs
- **Asking Rate:** $0.74/SF NNN with $0.15 opex
- **Available March 2026**

Suite 118-A

- **Size:** 44,000 SF
- **Docks:** Four (4)
- **Office:** 2,500 SF
- **Power:** up to 3,000 AMPs
- **Asking Rate:** $0.80/SF NNN with $0.15 opex
- **Move-in Ready**

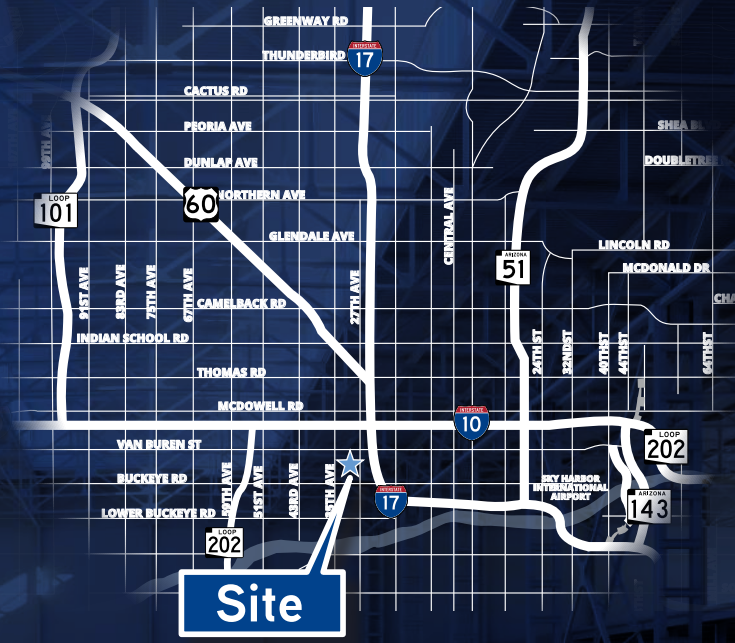
Suites Combined

Size: 206,458 SF

Office: 3,300 SF

Docks: 17

Power: Up to 3,000 AMPS



10	17	202
1.4 miles	0.5 miles	4.2 miles
101	60	
10 miles	2.7 miles	5.2 miles

For more information, contact:

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