



INDUSTRIAL SPACE FOR LEASE

± 123,638 SF Divisible

Prologis Riverside at 48th Ave
Building 1

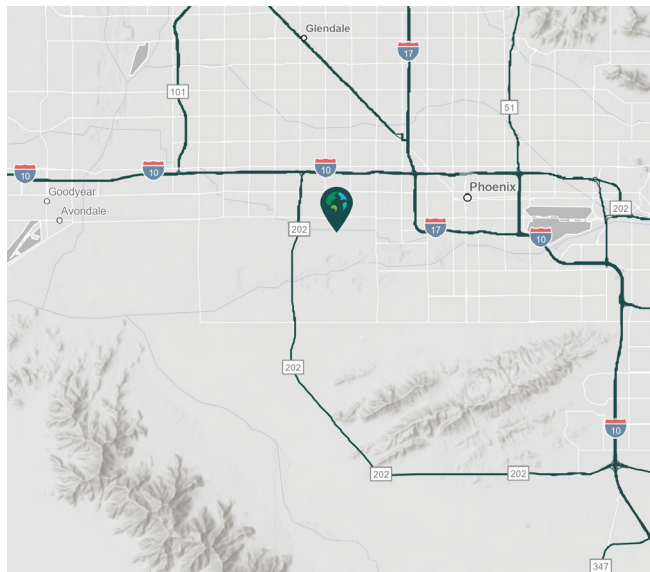
2323 South 48th Avenue
Phoenix, Arizona



Property Description

Total rentable area	123,638 SF (divisible)
Office area	±2,220 SF
Shipping/receiving office area	± 780 SF
Building dimensions	182' x 680'
Clear height	36'
Loading doors	38 dock high doors; 2 grade level doors
Sprinkler system	ESFR (K25.2)
Typical column spacing	54' x 60'

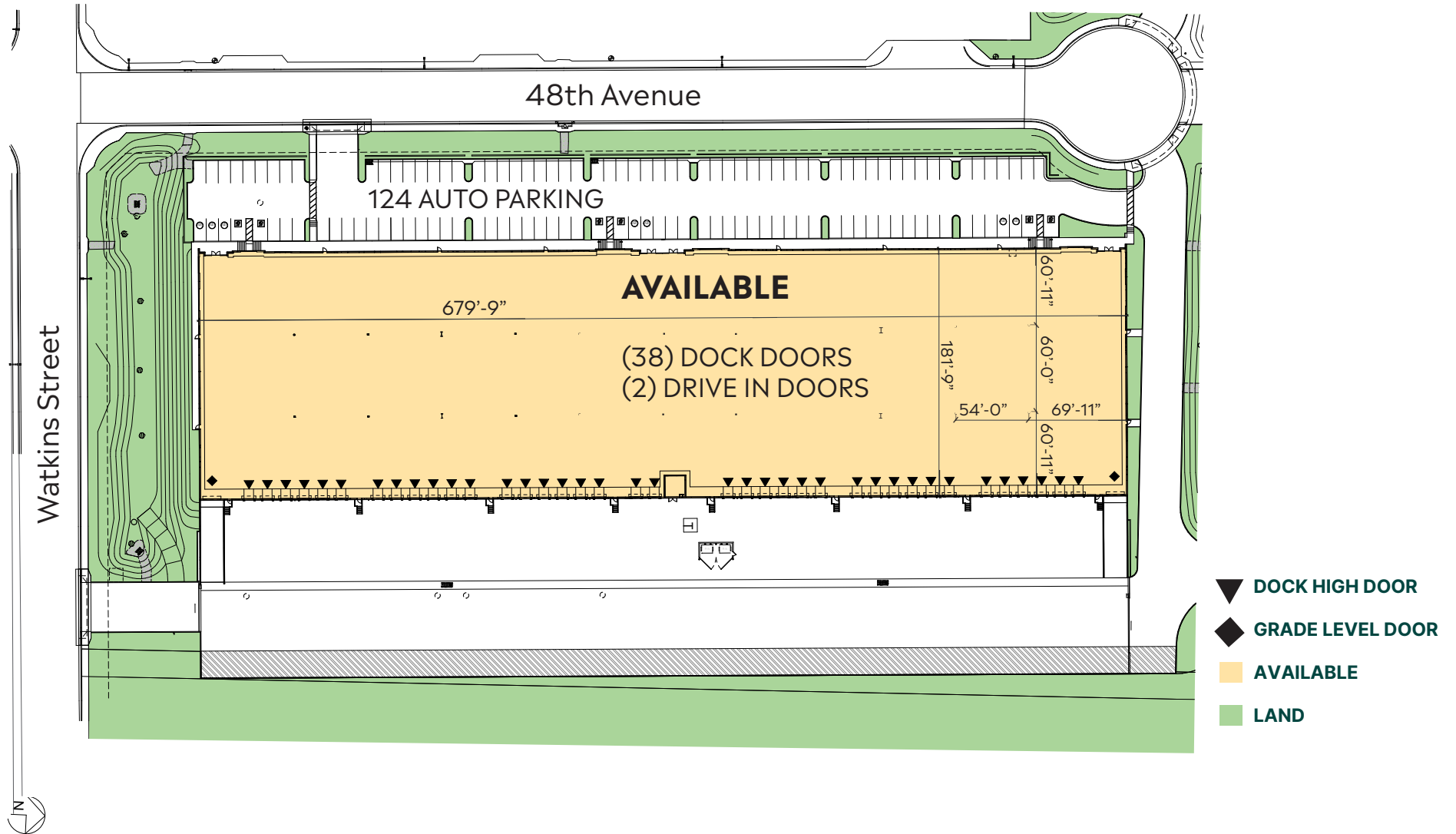
Roof insulation	R-37
Lighting	LED
Dock levelers	12 pit levelers and 3 edge of dock levelers
Power	1,400A/277-480V expandable to 3,600A (SRP)
Secured truck court	130' deep full concrete
Flooring	7" 4000 PSI reinforced slab
Auto parking stalls	124
Zoning	A-1, City of Phoenix





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Floorplan ± 123,638 SF (Divisible)





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