



INDUSTRIAL SPACE FOR LEASE

± 123,638 SF Divisible

Prologis Riverside at 48th Ave
Building 1

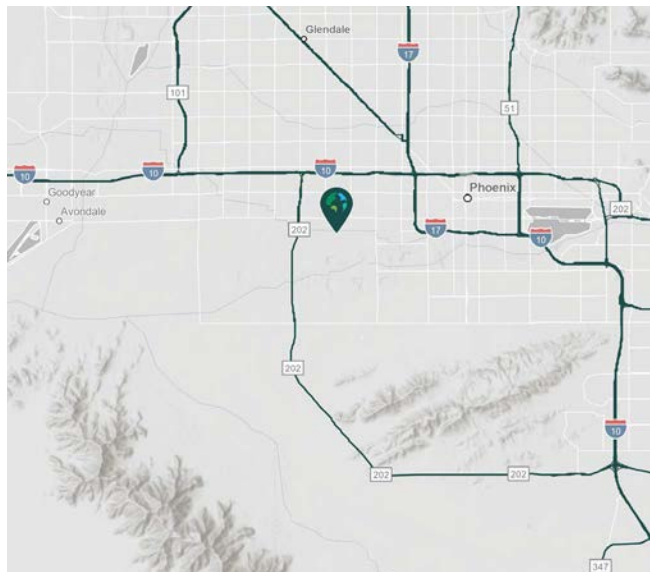
**2323 South 48th Avenue
Phoenix, Arizona 85043**



Property Description

Warehouse area	±120,426 SF
Primary office	±2,394 SF
Shipping/receiving office	±848 SF
EVAP cooling	Six air changes per hour
Clear height	36'
Dock high doors	38
Grade level doors	2
Pit levelers	12
Edge of dock levelers	3
Sprinkler system	ESFR (K25.2)

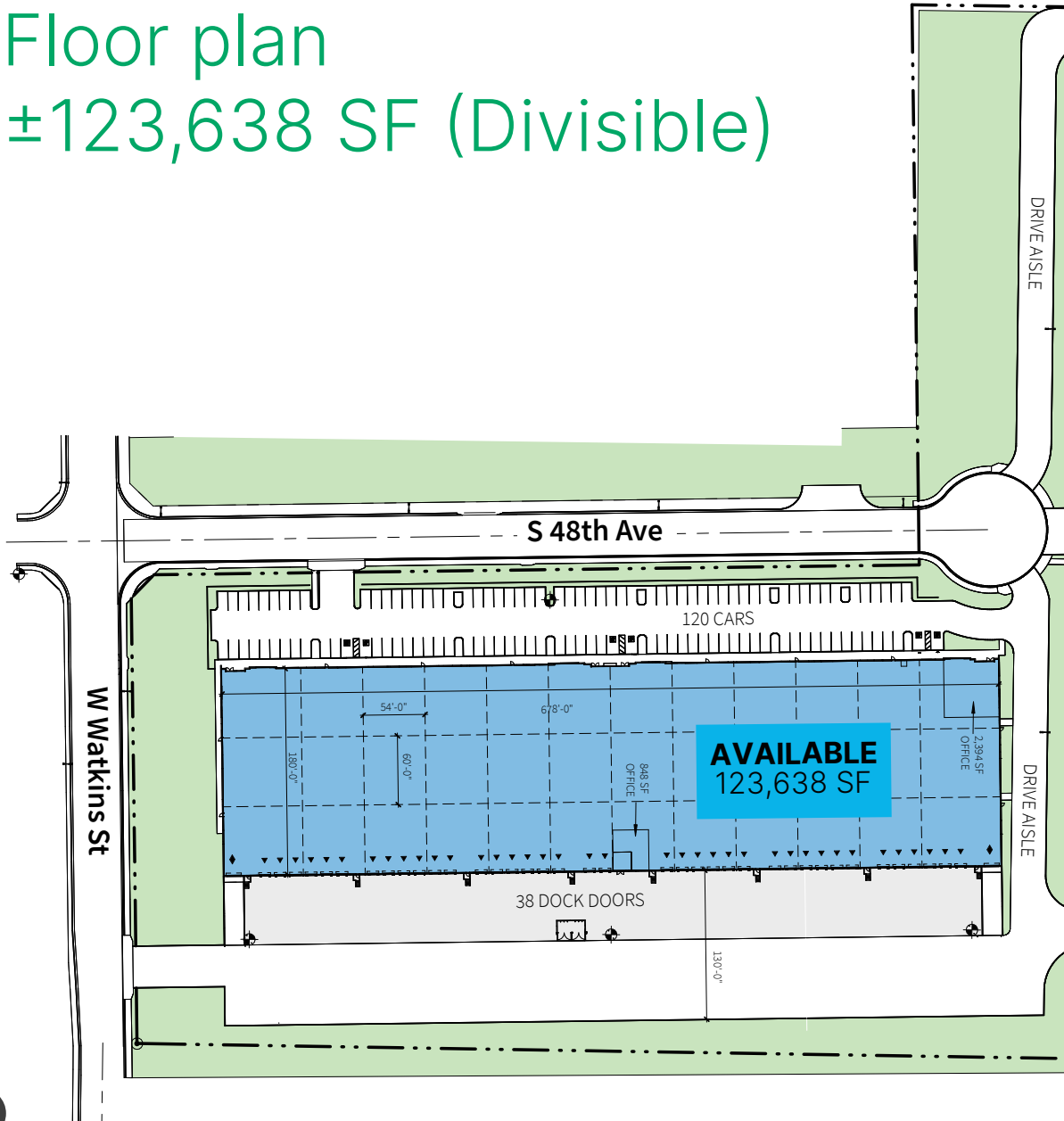
Roof insulation	R-37
Lighting	LED
Typical column spacing	54'(w) x 60'(d)
Power	1,400A/277-480V expandable to 3,600A (SRP)
Secured truck court	130' deep full concrete
Flooring	7" 4000 PSI reinforced slab
Auto parking stalls	±120
Zoning	A-1, City of Phoenix





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

Floor plan ±123,638 SF (Divisible)



- ▼ DOCK HIGH DOOR
- ◆ GRADE LEVEL DOOR
- AVAILABLE
- LAND





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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.

*Primary Leasing Contacts