



# For Lease

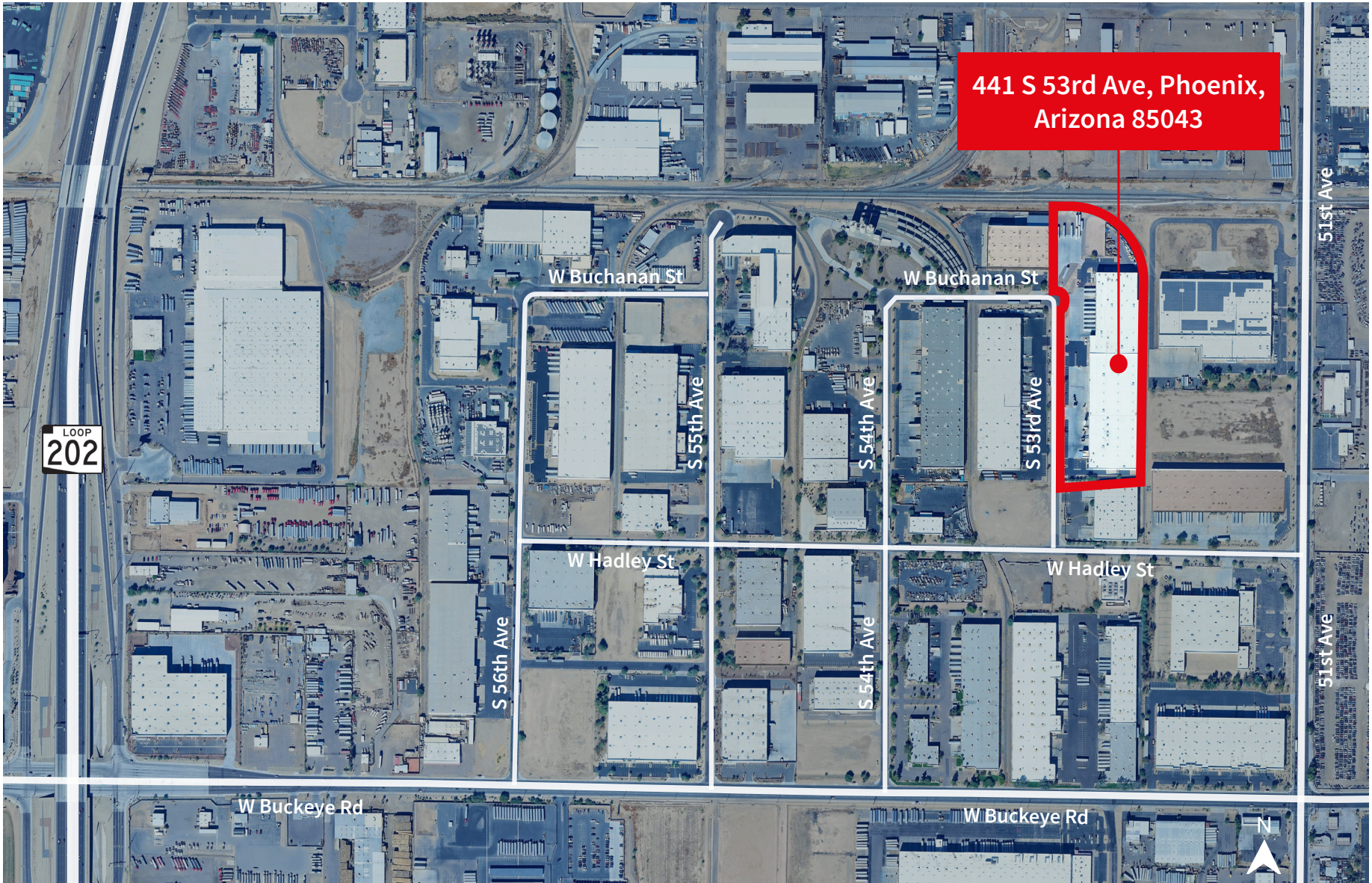
**183,095 SF**

Rail Served

441 South 53rd Avenue

Phoenix, AZ 85043

# Property map overview



# Building features

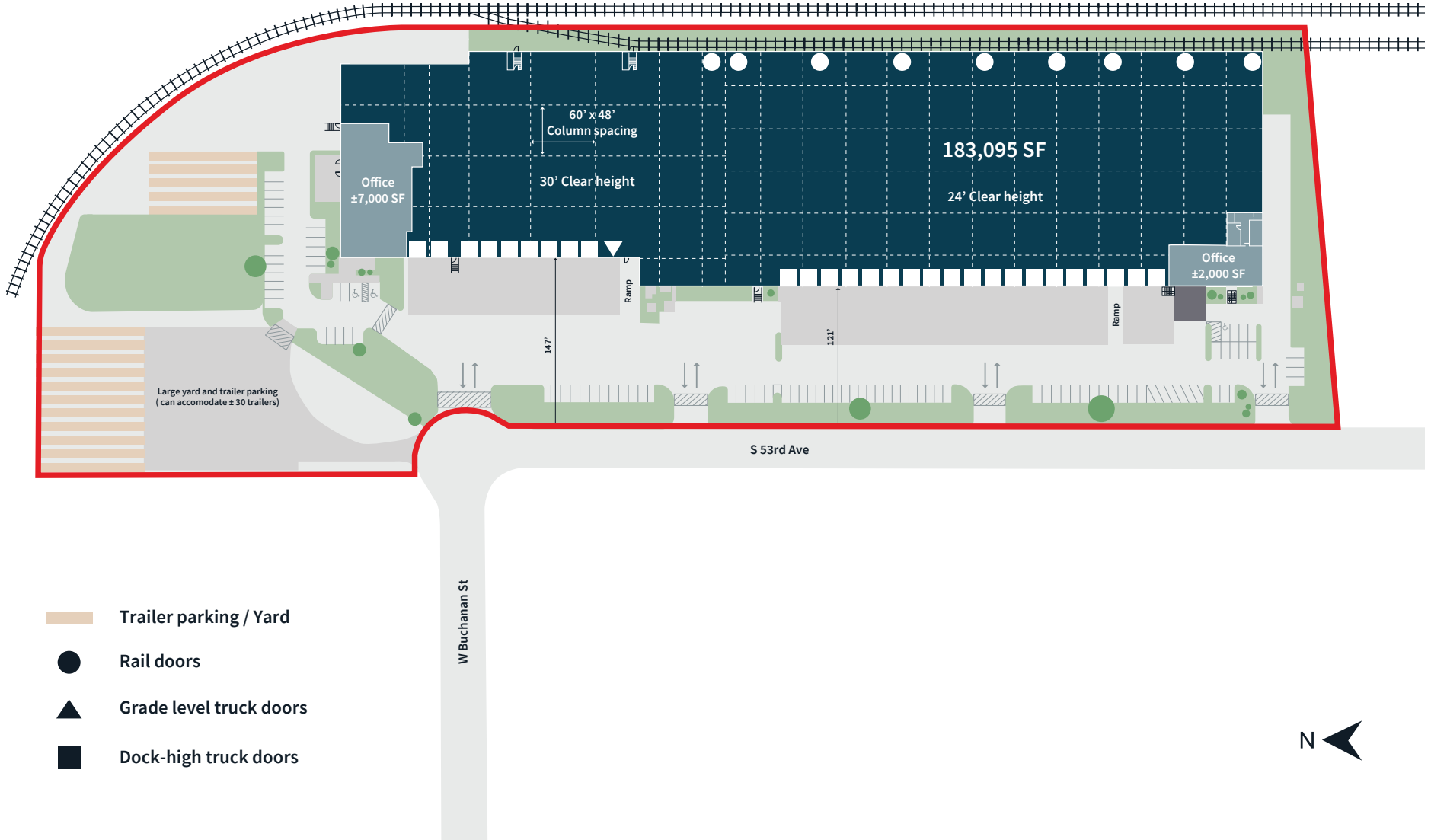
Building SF	± 183,095 SF
Lot Size	9.89 AC
Office SF (north end cap)	± 7,000 SF
Office SF (southwest corner)	± 2,000 SF
Year Built	1987
Clear Height	30' on north side 24' on south side
Docks	28
Grade Level Doors	2
Rail Doors	9
Zoning	A-2; City of Phoenix
Power	3,400 amps of 480/277v
Parking Spaces	90 (0.70/1,000 SF)
Trailer Parking	25-30 stalls
Cooling Type	Ambient cooling
Building Depth	190' & 220'
Building Length	875'
Sprinkler System	Wet
Secured Side Yard	



*Building is rail served via Union Pacific*

# Site plan

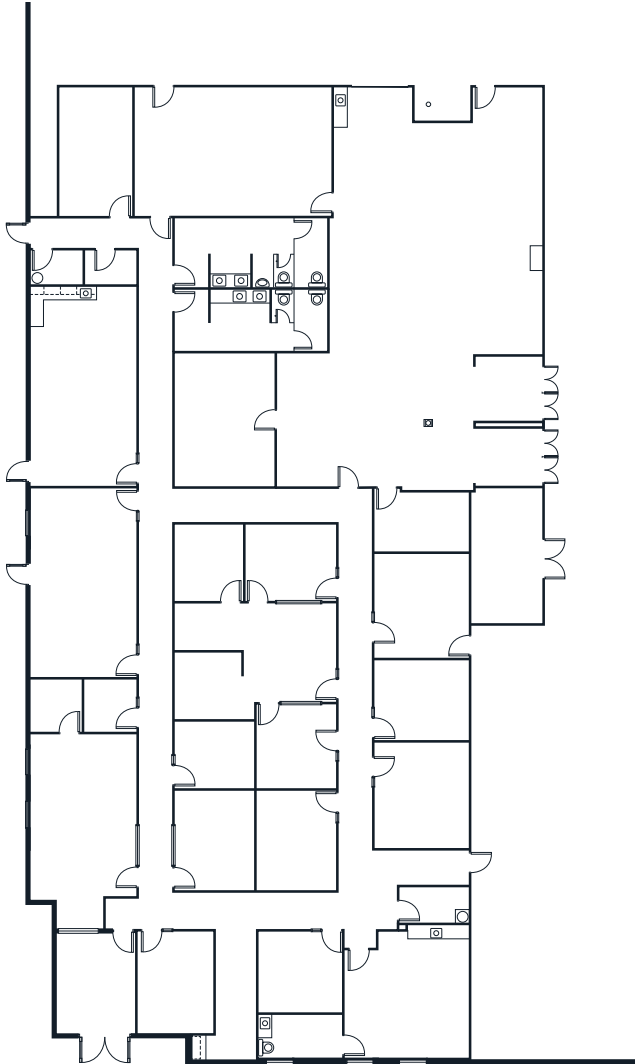
Union Pacific Railway



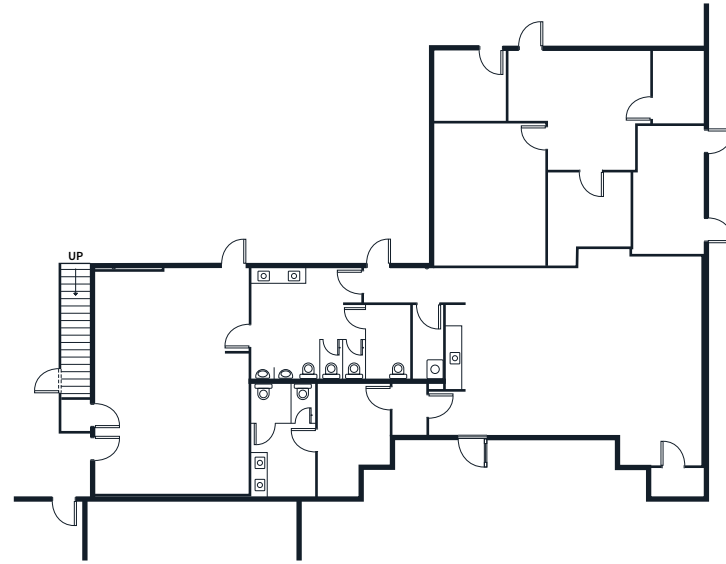
- Trailer parking / Yard
- Rail doors
- Grade level truck doors
- Dock-high truck doors



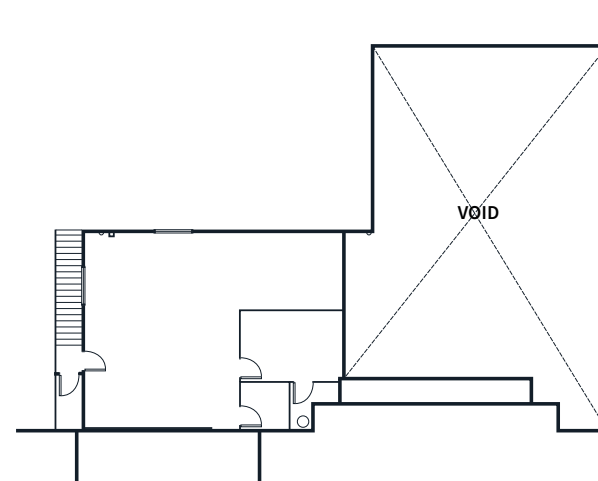
# Office floor plans



Existing north office plan

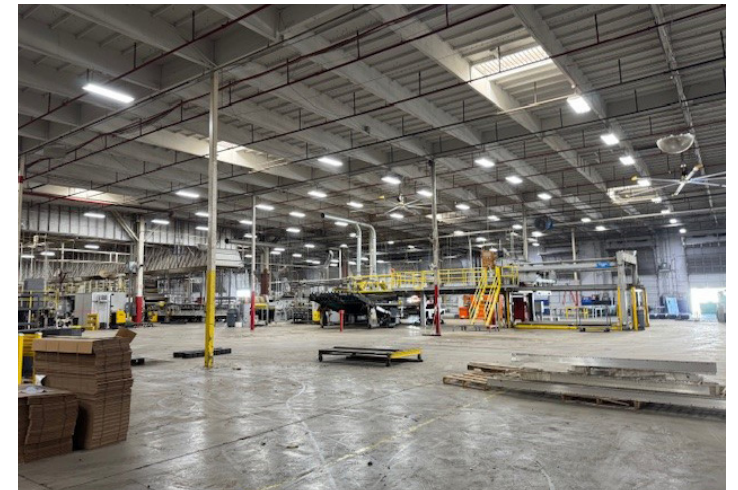
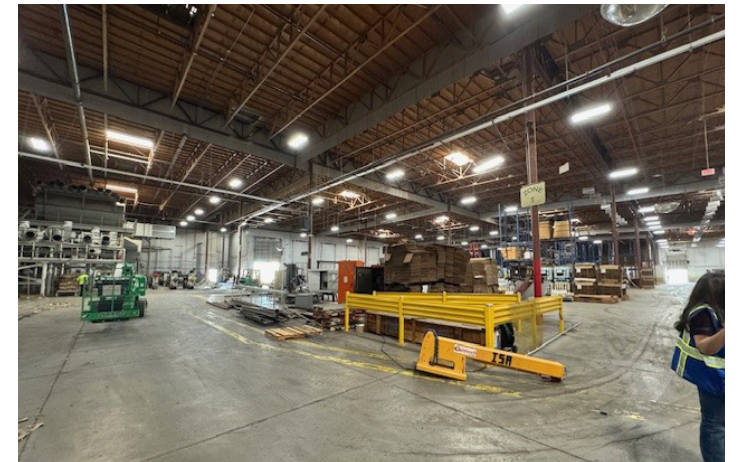


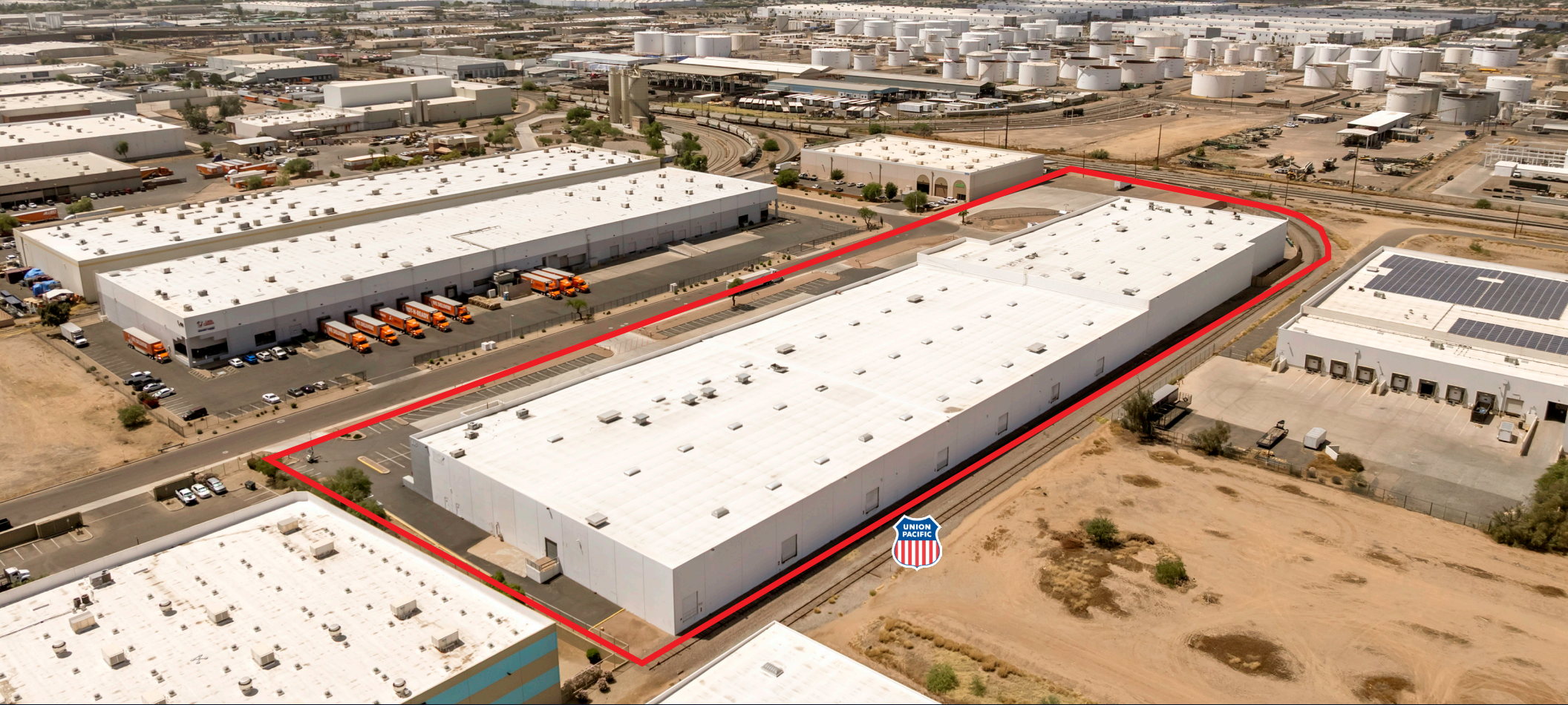
Existing SW office plan - Level 1



Existing SW office plan - Level 2

# Property photos





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