

For sublease



±135,968 SF available for sublease

1818 East Riverview Drive
Phoenix, AZ

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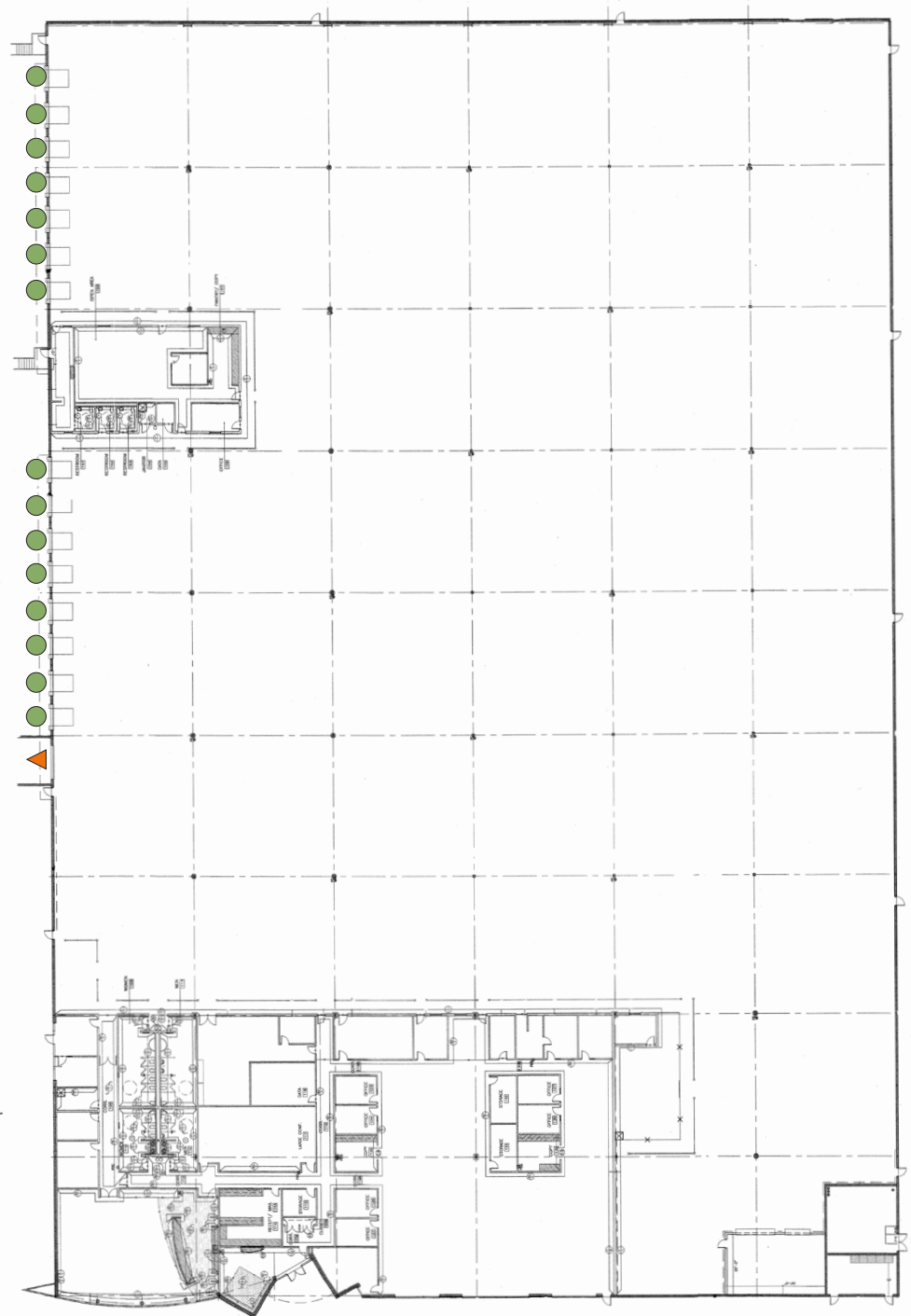


Property features

- ±135,968 SF building available for sublease
- ±20% office
- 100% air conditioned facility
- ±10.43 acre lot (expansion capability)
- 15 dock high doors; 1 grade level door (12'x14')
- Fenced / secured site
- Minimum power: 3,600A, 277/480V
- ±35' clear height
- ESFR fire sprinkler system
- Parking: 165 (expandable)
- Zoning: A-2 zoning, City of Phoenix
- 2007 year built
- Immediate proximity to Phoenix Sky Harbor International Airport; the 5th largest airport in the nation
- Immediate access to the 6 major freeway systems
- 5 minutes from downtown Phoenix
- Proximity to corporate neighbors like Iron Mountain, In N Out, Keller Electric, Barnett Supply, Amazon, and DHL
- Lease expiration: 12/31/2026
- Asking price: \$0.75 NNN

Site plan

- ▼ Grade level door
- Dock high door



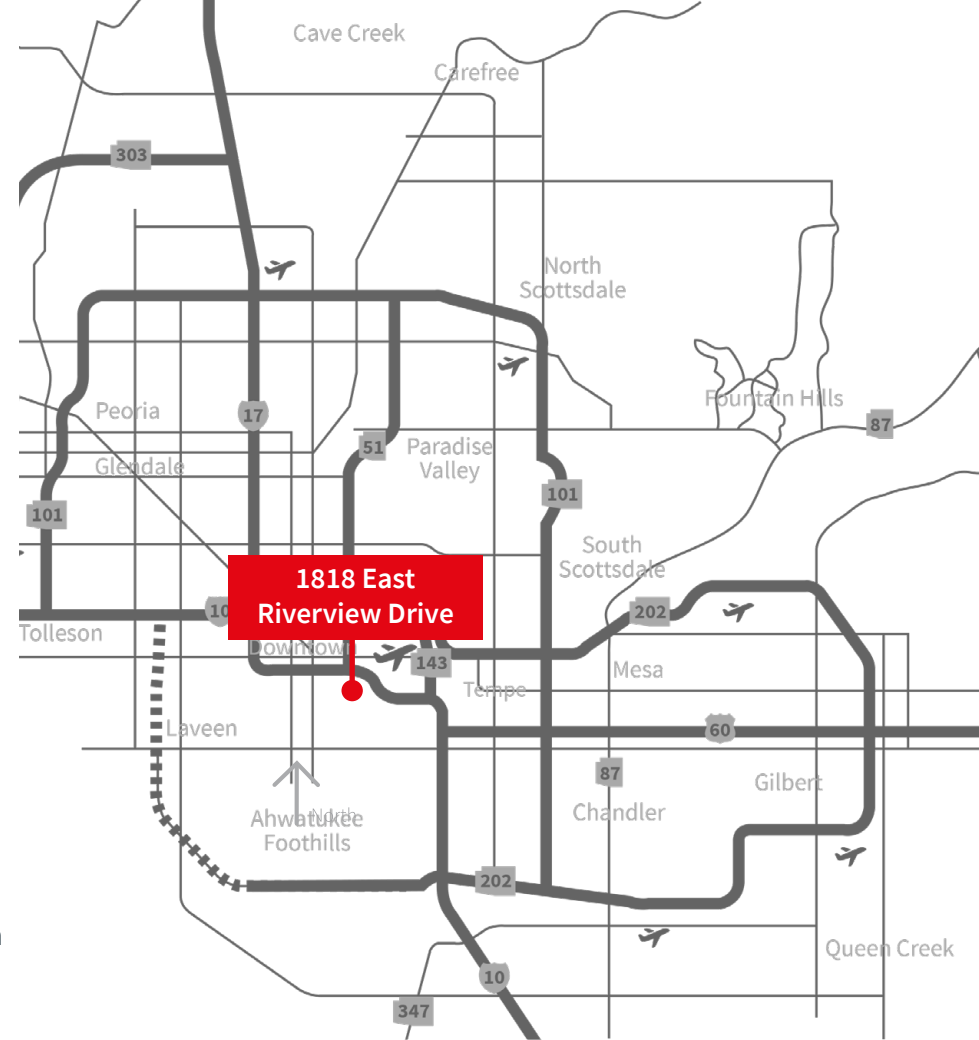


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Greater Phoenix

- With 4.6 million people, Phoenix has the 12th largest metropolitan area in the U.S. and is projected to grow more than 42% over the next 15 years
- Phoenix has one of the lowest costs of doing business of any U.S. Metropolitan area
- Phoenix is ranked #11 among U.S. cities for the least amount of traffic congestion
- Phoenix is within an 8 hour drive to ports of California and Mexico
- Arizona offers more than 20 business incentives to choose from



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