

89,622 SF AC WAREHOUSE WITH OUTDOOR STORAGE

RENOVATIONS COMPLETE 1Q25



Building Size: 127,042 SF | Availability: 89,622 SF

Building Specifications

- 89,622 SF
- Endcap suite
- 30' clear
- LED lighting
- **New Warehouse HVAC and insulation**
- **1 acre secured outdoor storage**
- **10,312 SF office and showroom [Reducible]**
- (34) 9'x10' Dock High Doors
- (1) double wide Dock High Door
- (1) ramped Drive In Door
- 160' deep truck court, shared
- 26 auto parking stalls expandable to 88
- 1,700 amps 480V 3-Phase

1439 South 40th Avenue

Phoenix, AZ

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