

±30,304 SF TILT UP INDUSTRIAL BUILDING ON ±4.12 ACRES FOR LEASE
1825 S Black Canyon Hwy
Phoenix, AZ



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FOR LEASE

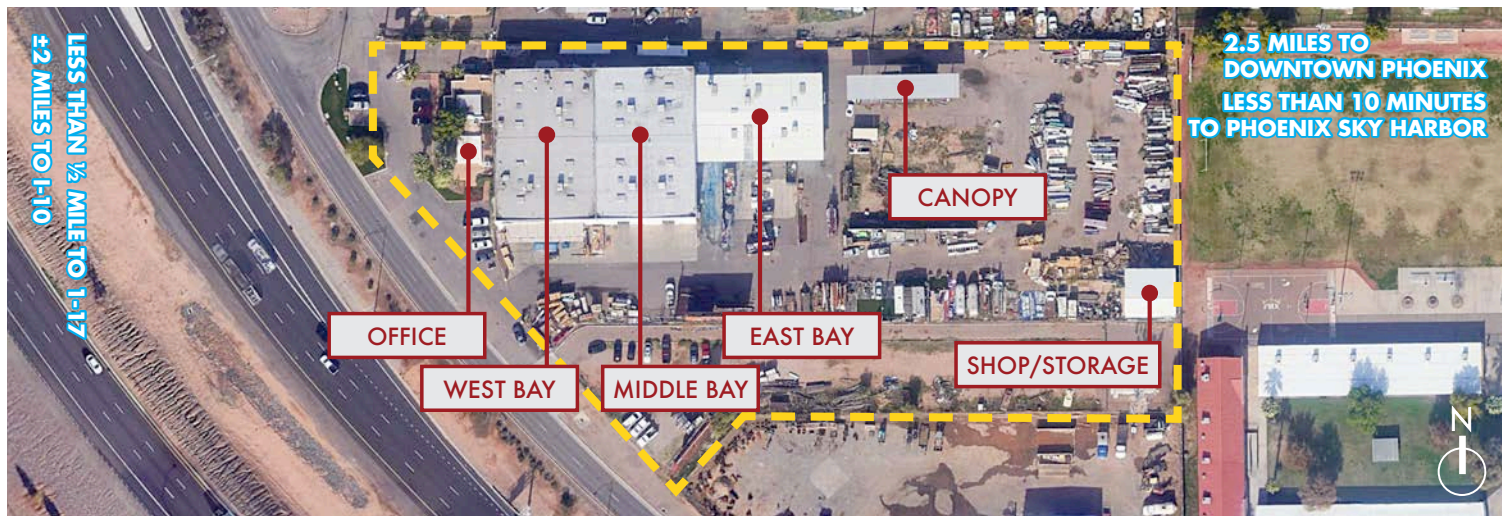
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Site Information

1825 S Black Canyon Hwy
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SITE FEATURES

- Rare infill site with outside storage
- ±30,304 SF on ±4.12 acres
- Southern ±0.92 acre parcel can be excluded
- 20'-26' clear height
- Excellent visibility with frontage and monument sign on I-17/ S Black Canyon Hwy
- 13 grade level doors and three (3) dock doors
- Partially paved yard
- Fire sprinklered
- Spray booth
- ±2,000 SF office
- Two points of ingress/egress
- Oversized grade level loading doors (drive through) and truckwell loading
- Canopy work area not included in square footage



LOCATION FEATURES

- Less than 1/2 mile to I-17
- ±2 miles to I-10
- 2.5 miles to downtown Phoenix
- Less than 10 minutes to Phoenix Sky Harbor

WEST BAY (±10,000 SF)

- 26' clear height
- Three (3) grade level doors 12'x14'
- Non load bearing wall with pass through connecting to middle bay
- Shop restrooms

MIDDLE BAY (±10,000 SF)

- 26' clear height
- Two (2) grade level doors 10'x18'
- Two (2) grade level doors 10'x14'
- Drive through loading
- Non load bearing wall with pass through connecting to east bay

EAST BAY (±7,200 SF)

- 20-22' clear height
- Triple truckwell with three (3) dock doors 12'x14'
- Six (6) grade level doors 10'x14'
- Spray booth

OFFICE BUILDING (±2,000 SF)

- 10 private offices
- Reception
- Kitchen and break area
- Conference room
- Three (3) restrooms

SHOP/STORAGE BUILDING (±1,800 SF)

- One (1) grade level door

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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Corporate Neighbors

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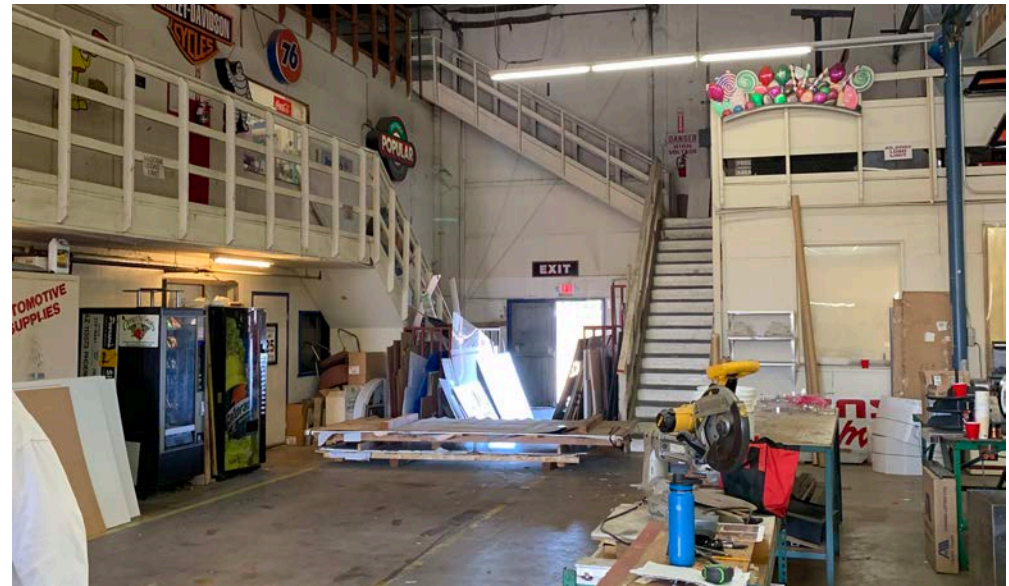
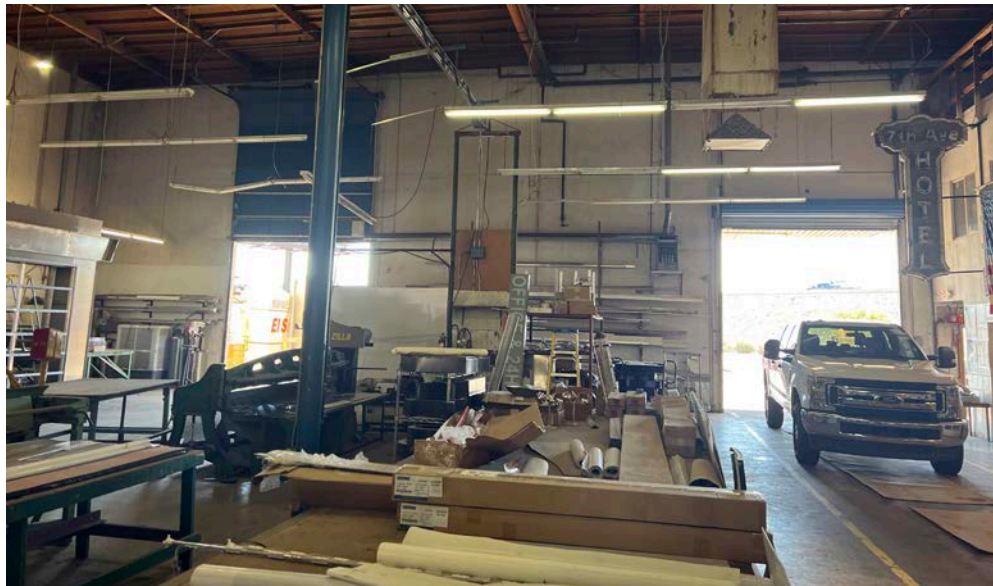
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Property Photos

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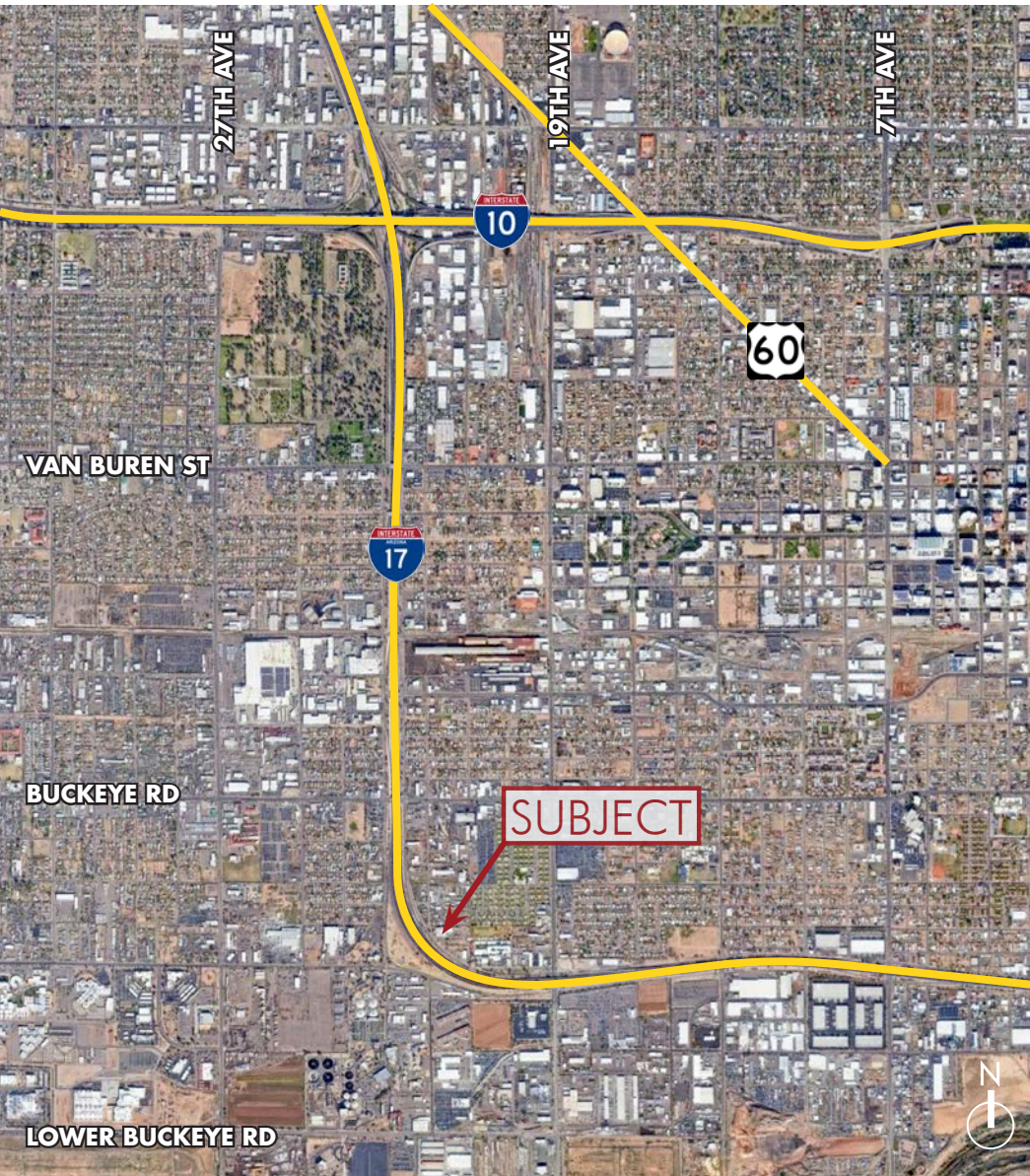
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Location Maps

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Site Plan



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