

225 SOUTH 51ST STREET  
PHOENIX, ARIZONA

FOR LEASE



 **LEE &  
ASSOCIATES**<sup>®</sup>  
COMMERCIAL REAL ESTATE SERVICES

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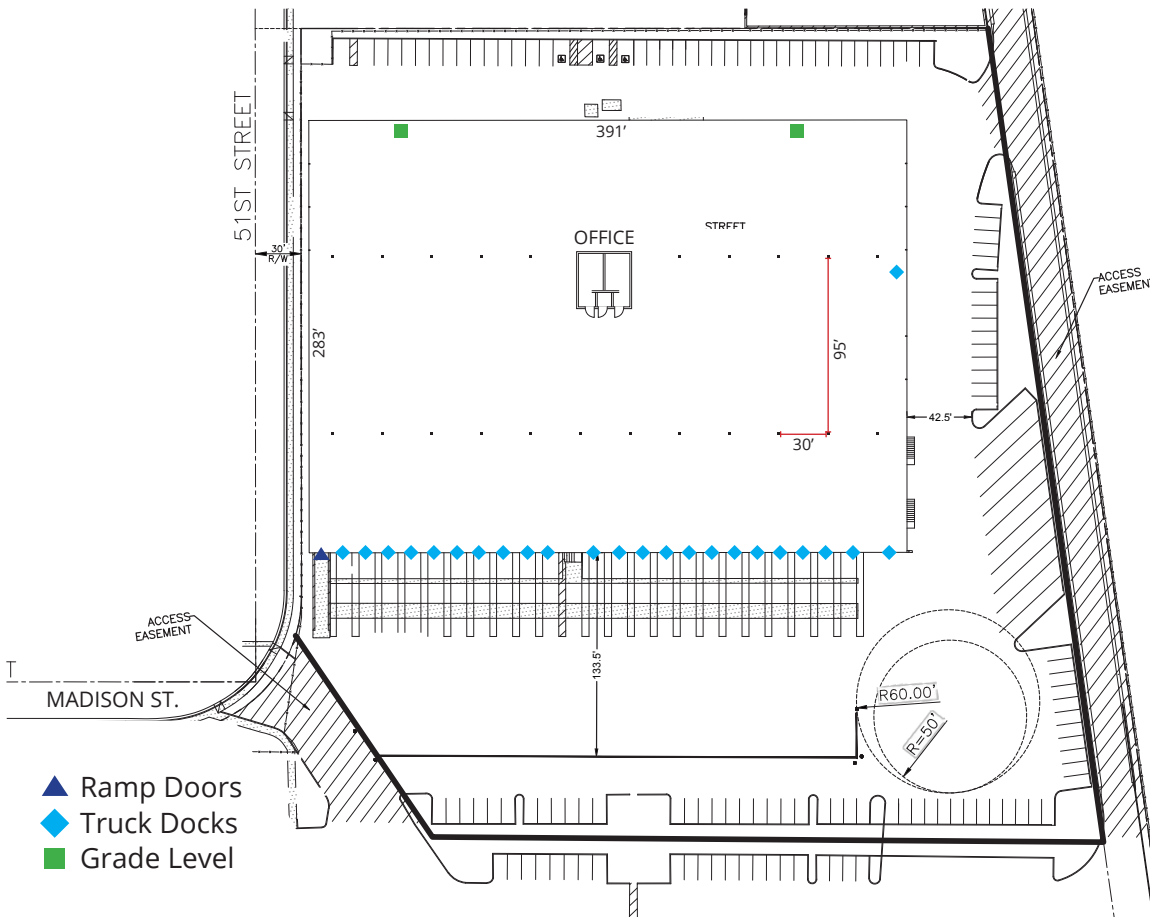
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## FOR LEASE



Total Square Feet:	110,710 SF (Distribution/Manufacturing)
Office Area:	1,144 SF
Site Area:	4.71 AC
Loading:	23 Dock High, 2 Grade Level (Double Wide) 1 Ramp
Dimensions:	283' Deep / 391' Wide
Clear Height:	30'
Year Built:	1994
<b>Column Spacing:</b>	<b>30' x 95'</b>
Power:	3,000 Amps; 277/480 V
Parking:	107 Spaces (Expandable)
Fire:	Fully Fire Sprinklered
Lighting:	190 Skylights in Warehouse 119 LED Lights with Occupancy Sensors
Cooling:	Evaporative
Utilities:	8" Water Line, 8" Sewer Line, Electric: APS, Gas: Southwest Gas, Cox and Century Link nodes in immediate area



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### LOOP 202 & WASHINGTON STREET



#### DEMOGRAPHICS

	1 Mi	3Mi
Population	5,646	93,261
Households	3,120	35,043
Average Age	30.00	31.40
Median HH Income	\$30,815	\$37,237
Daytime Employees	8,498	136,742
Population Growth '14 - '19	▲ 10.0%	▲ 7.4%
Household Growth '14 - '19	▲ 10.0%	▲ 7.8%

#### TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
Loop 202	Grand Canal	128,528	0.17 mi
E Washington St.	S. 51st St.	29,575	0.26 mi
S. 48th St.	E. Madison St.	4,149	0.53 mi
Hohokam Expy	Grand Canal	126,172	0.50 mi
E. Van Buren St.	N. 52nd St.	21,522	0.53 mi

#### PUBLIC TRANSPORTATION

##### Transit/Subway - Walk Distance

Priest Dr/Washington St Transit Stop (METRO Light Rail) 18 min | 0.9 mi  
 44th St/Washington Transit Stop (METRO Light Rail) 20 min | 1.0 mi

##### Airport - Drive Distance

Phoenix Sky Harbor International Airport | 8 min, 3.2 mi



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## DELIVERY TIMES



### ONE DAY DELIVERY AREA

Tucson - 125 miles - 1.75 hours  
 Riverside/Inland Empire - 310 miles - 4.10 hours  
 San Diego - 350 miles - 4.75 hours  
 Las Vegas - 285 miles - 5.25 hours

### TWO DAY DELIVERY AREA

El Paso - 440 miles - 6 hours  
 Albuquerque - 475 miles - 6.25 hours  
 Salt Lake City - 635 miles - 11 hours  
 Bay Area - 750 miles - 12 hours  
 Denver - 920 miles - 12.25 hours  
 Dallas - 1,120 miles - 15.50 hours  
 Houston - 1,185 miles - 17.50 hours



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