+188,142 SF FREESTANDING MANUFACTURING BUILDING
FULLY AIR-CONDITIONED
FOR SALE / LEASE

7822 South 46th Street | Phoenix, AZ
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PROJECT HIGHLIGHTS:

- **±188,142 SF Freestanding Air Conditioned Manufacturing Building**
- **11.30 Acre Site**
- **Heavy Power - 6,400 Amps 277/480 V, 3Ph**
- **16’ - 25’ Clear Height**
- **Zoned CP/BP, City of Phoenix**

- **Central Valley Location**
- **Proximity to Sky Harbor International Airport & Major Freeways**
- **Abundant Employment Base**
- **3,132 SF Cafeteria on Site**
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THE FACTS
Zoning: CP/BP, City of Phoenix
Total Land: Approximately 11.30 Acres
Total Building: 188,142 SF
Column Spacing: 34' x 38' Production
34' x 42' Warehouse
Parking: 450 Spaces, Lighted, Expandable

Area Square Footages:
1st Floor Office - 9,752 SF
2nd Floor Office - 48,528 SF
Mezzanine Executive Office - 5,850 SF
Computer Room - 3,775 with Raised Floor and Halon Protected
A/C Warehouse Area - 60,440 SF
A/C Fulfillment Area - 60,440 SF

Ceiling Heights:
Warehouse - Tapered from 25' Center to 23' Fulfillment - 16'

Loading Docks:
All with Dock Levelers
Receiving (West Warehouse) - 8
Shipping (West Fulfillment) - 7

Power:
Total - 6,400 Amps, 277/480 Volts, 3-Phase
2 Separate SES of 3,200 Amps Each

Lighting:
Mercury Vapor in Warehouse/Manufacturing

Emergency Lighting:
25 KW (31 KVA) Gasoline Generator

Rest Rooms:
First Floor - 2 Sets
Second Floor - 2 Sets

Sprinklers:
Total Facility on 6 Zones

Fire Detection & Evacuation System:
Total Facility, Heat and Photoelectric Smoke Detectors, Manual Pull Stations, and Audiovisual Evacuation Devices

Utilities:
Salt River Project City of Phoenix - Water

Cafeteria:
On Site

Date of Construction: 1983

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