

CANAL CROSSING LOGISTICS CENTER

5670 S. 32ND STREET | PHOENIX, ARIZONA



SPEC CONSTRUCTION
PROJECT NOW COMPLETE AND
READY FOR OCCUPANCY.

FOR LEASE

155,114 SQUARE FEET
ON 10.09 ACRE SITE
46,054 SF AVAILABLE



LEE &
ASSOCIATES®

COMMERCIAL REAL ESTATE SERVICES

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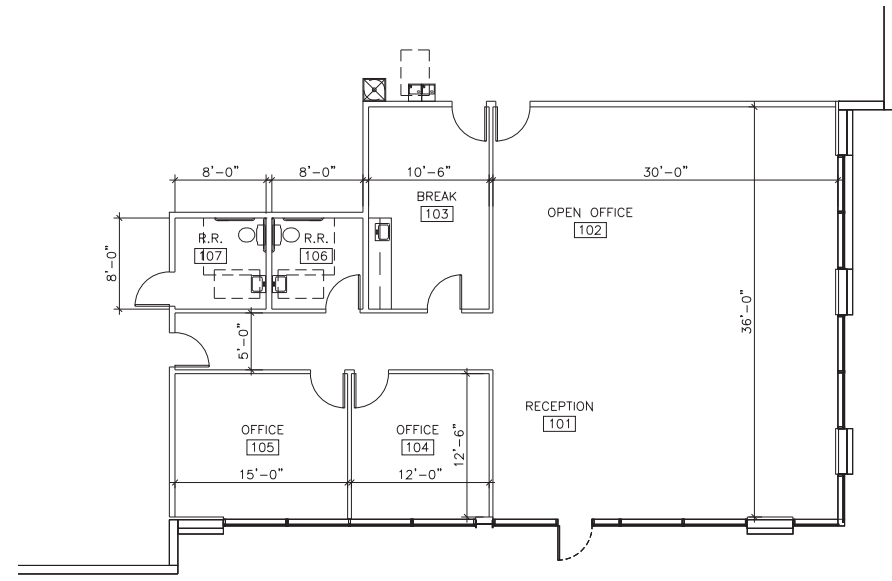
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Owned By:

BIXBY
LAND COMPANY

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



OFFICE FLOOR PLAN



SPACE HIGHLIGHTS:

- Vacancy: 46,054 Square Feet
- Building Size: 155,114 Square Feet
- Spec Office: 1,969 Square Feet
- Parcel Size: 10.09 Acres
- Dock-high Doors: 10 (9' x 10') W/ Bumpers
- Ground Level Doors: 1 (12'x14')
- Clear Height: 30'
- Fenced Truck Court: 130' (100% Concrete)
- Column Spacing: 60' X 52'
- Sprinkler: ESFR
- Electrical: 1,600 Amps, 277/480V, 3 Phase
- Skylights: 4' X 8'
- Dimensions: ±241' x 192'
- Floor Thickness: 6" Concrete Steel Reinforced Slab
- Roof: Hybrid Panelized Wood Roof
- Insulation: R22 - Total R Value

- 9' X 10' Dock Door = ●
 - 12' X 14' Grade Level = ■
-

PHX PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

- TOP 10 BUSIEST AIRPORT IN THE U.S.
- 1,200+ AIRCRAFT ARRIVE AND DEPART DAILY
- 100,000+ PASSENGERS ARRIVE AND DEPART DAILY
- 800+ TONS OF AIR CARGO IS HANDLED DAILY

UNIVERSITY DR.



133,450 CARS PER DAY

190,000 CARS PER DAY



BROADWAY RD.

ROUTE 1
1.29 MILES

ROUTE 2
2.50 MILES

◆ FULL DIAMOND INTERCHANGE

ROESER RD.

SUBJECT PROPERTY

SOUTHERN AVE.

48TH ST.

24TH ST.

32ND ST.

40TH ST.



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SITE FEATURES:

- Full Diamond Interchange access to Interstate I-10 via 32nd Street or 40th Street
- Located just South of Phoenix Sky Harbor International Airport | Facts about Airport:
 - 40 Million Passengers Annually
 - Ranked Among the Top 10 Busiest airports in the U.S
 - 302,000 Tons of Air Cargo is Handled Annually
 - \$28.7 Billion Annual Economic Impact
- Airport Employment Center has over 670,000 Workers within a 30 Minute Commute
- Employers can draw from a Wide Variety of Occupation, ranging from Executive/Professional to Service, Production and Transportation



PERSPECTIVE FROM 32ND STREET AND SOUTHERN AVENUE



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