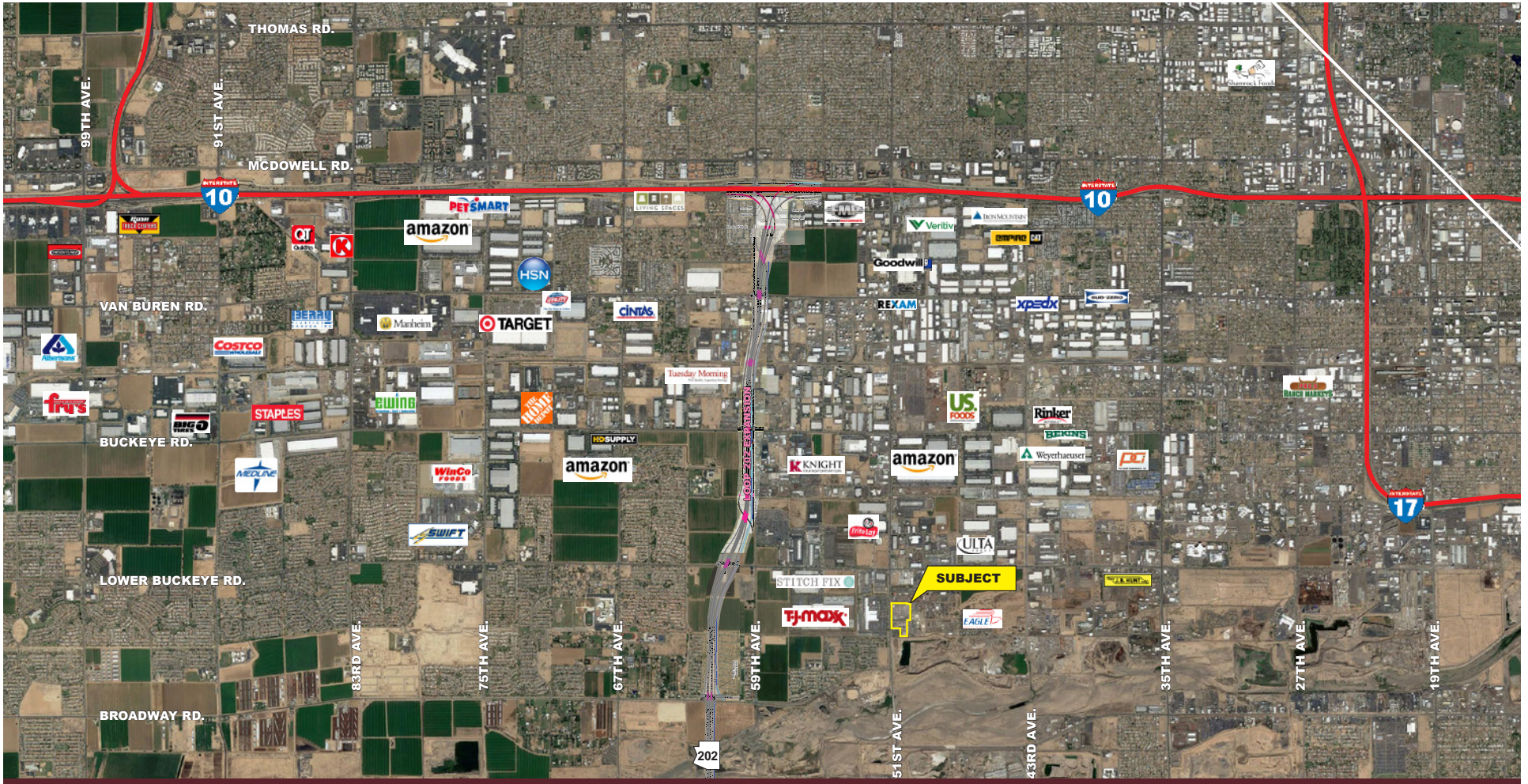


# AVAILABLE (34,840 SF of Structures on 18.63 Acres)

3207 South 51st Avenue, PHOENIX, ARIZONA



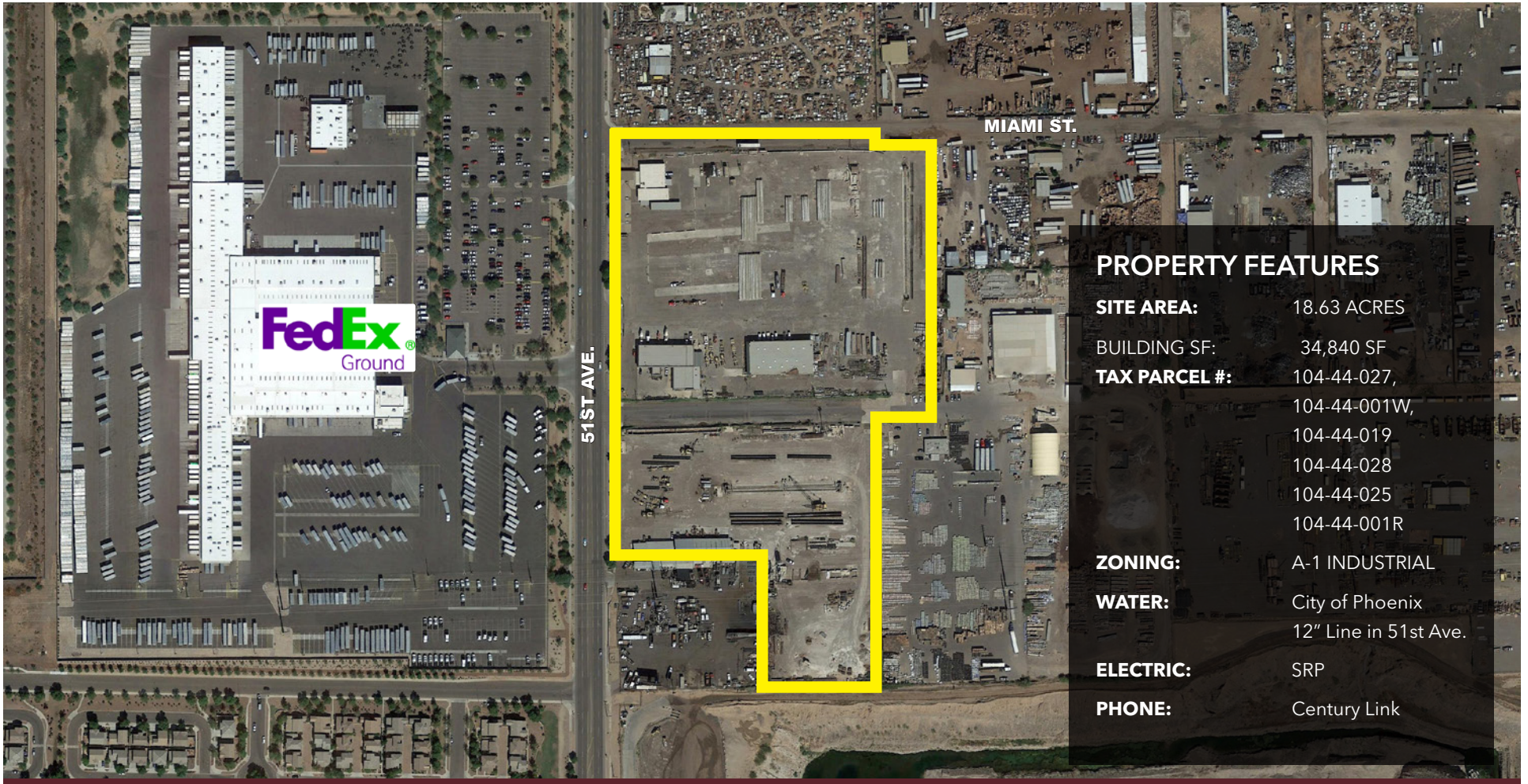
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## OFFICE BUILDING

- AVAILABLE: ±10,300 SF
- PARKING: 8 COVERED
- BUILDING DIMENSIONS: 70'x 28'  
60'x 56'  
38'x 144'
- CONSTRUCTION: MODULAR
- ZONING: A-1



## VEHICLE MAINTENANCE BUILDING

- AVAILABLE: ±9,900 SF
- CEILING HEIGHT: 15'
- BUILDING DIMENSIONS: 132'x 105'
- CONSTRUCTION: BLOCK
- LOADING: 7 GL (14'x14')  
2 GL (18'x14')
- ZONING: A-1



## WAREHOUSE/STORAGE BUILDING

- AVAILABLE: ±11,700 SF
- CEILING HEIGHT: 14'
- BUILDING DIMENSIONS: 154'x 75'
- CONSTRUCTION: WOOD
- LOADING: 1 GL (14'x 14')  
4 GL (18'x 14')
- ZONING: A-1

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## LOCATION FEATURES

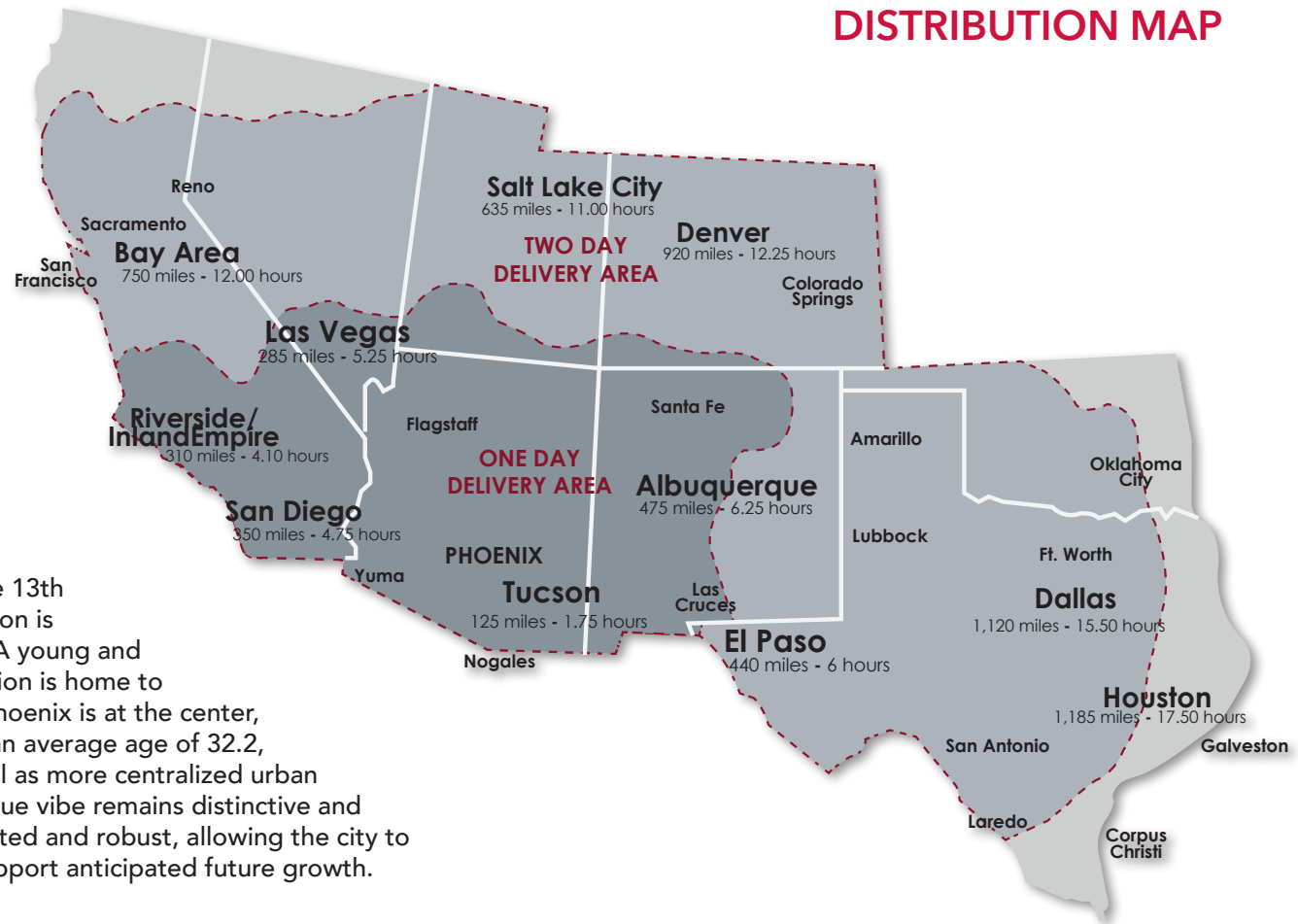
- Commercial Uses:
  - Manufacturing
  - Warehouse
  - Employment
- Zoned A-1, City of Phoenix
- 11 minutes from Phoenix Sky Harbor International Airport
- Frontage on 51st Avenue
- Approx. 3.1 miles South of I-10 and 20 minutes East from Loop 303
- 1.2 miles east of the new Loop 202

With nearly 4.4 million people, Greater Phoenix is the 13th largest metropolitan area in the U.S., and its population is expected to nearly double in the next two decades. A young and diverse market with nearly 500,000 students, the region is home to several major universities and colleges. The City of Phoenix is at the center, comprising 60% of the metro area population. With an average age of 32.2, Phoenix is a young city with new development as well as more centralized urban re-development. As this urban area densifies, its unique vibe remains distinctive and vibrant. Phoenix's physical infrastructure is sophisticated and robust, allowing the city to expand at a rapid pace, with plenty of capacity to support anticipated future growth.

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## DISTRIBUTION MAP



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