

AVAILABLE FOR SALE



# PIMA DISTRIBUTION CENTER

236 EAST PIMA STREET, PHOENIX, ARIZONA

## THE OFFERING

Lee & Associates has been retained as the exclusive agent for the sale of 236 East Pima, a multi-tenant industrial distribution property containing 137,765 square feet. The property is currently 100% leased to a diverse mix of local and regional tenants. This asset is strategically located within the Central/Sky Harbor Submarket.

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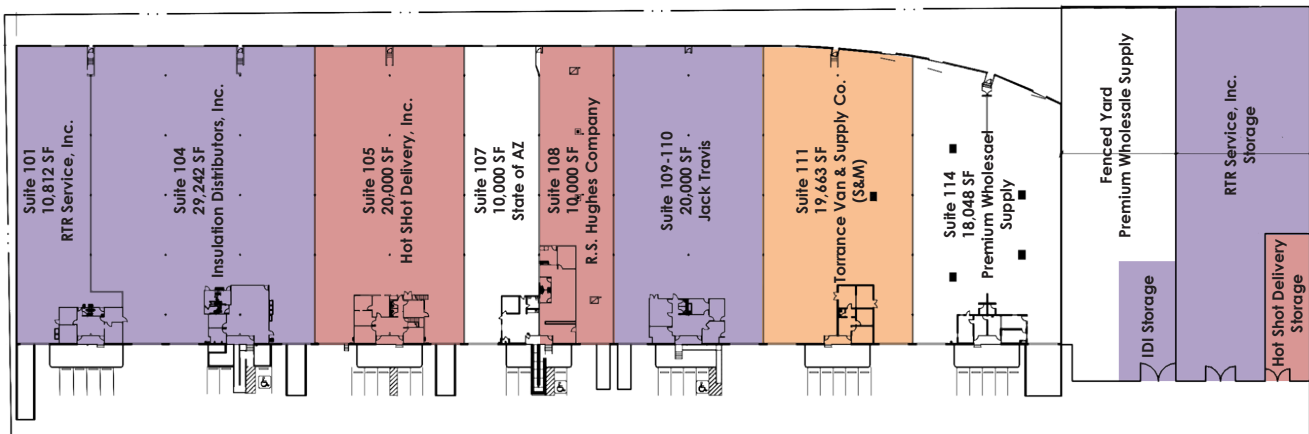
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# 236 EAST PIMA STREET



## INVESTMENT HIGHLIGHTS

- Irreplaceable asset in a land constrained submarket
- Below market rents create substantial upside potential
- Functional and residual tenant improvements
- Discount to replacement cost



## LOCATION SUMMARY

236 East Pima is located within proximity to Phoenix Sky Harbor International Airport, downtown Phoenix, Interstate 10 & Interstate 17. The Central/Sky Harbor submarket has been one of the most active markets in Metropolitan Phoenix. With excellent freeway access, this location offers ideal access to all areas of the Valley. The area offers an abundance of amenities, including restaurants, sports arenas, light rail and shopping.



## PROPERTY INFORMATION

Location	236 E Pima Street, Phoenix, AZ
Project Size	137,765
Parcel No	112-34-019F
Occupancy	100%
Column Spacing	50 x 40 typical column spacing
Zoning	A-1 Phoenix
Outside Storage:	Fenced and secured outside storage
Parking	73 surface spaces
Year Built	1975
Construction	Concrete tilt up
Roof	Nov. 2013 - JM 45mil TPO Recovery with a 10 Year No Dollar Limit JM Warranty Package A/C Units & EVAP Coolers
HVAC	EVAP
Loading	Dock high and drive up ramps
Clear Height	22' min clear height
Floors	6" (est)
Building Depth	210'
Fire Sprinkler	.20 GPM / 3,000 SF

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