

A JOINT VENTURE BETWEEN:



317 SOUTH 48<sup>TH</sup> STREET  
PHOENIX • ARIZONA



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**COMING JUNE 2018 | 317 SOUTH 48<sup>TH</sup> STREET, PHOENIX, AZ**  
**227,491 SQUARE FOOT BUILDING FOR LEASE | EXISTING: 117,885 SF | EXPANSION: 109,606 SF**

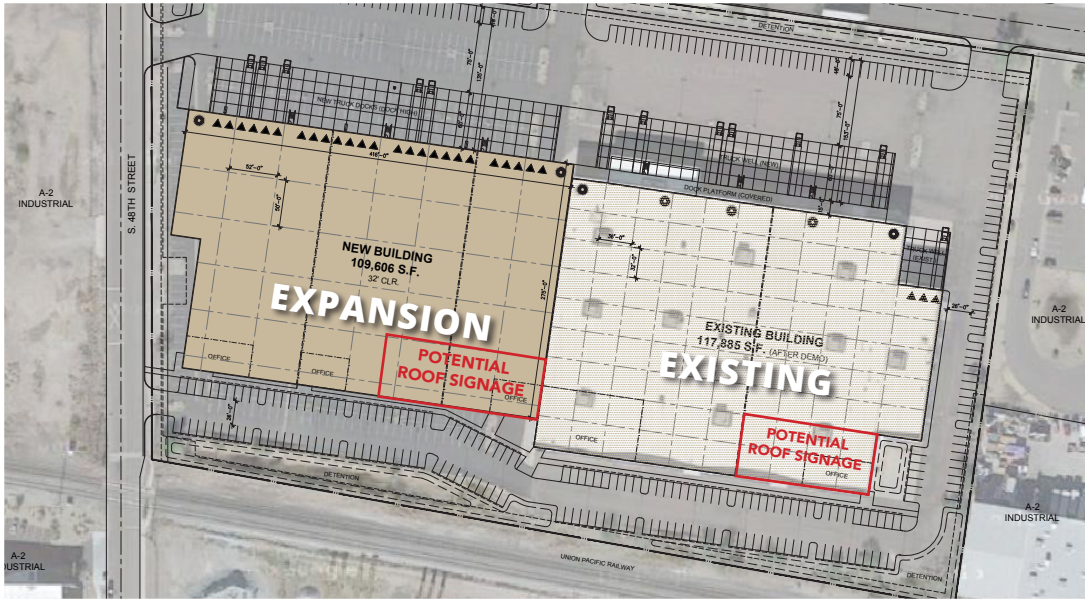
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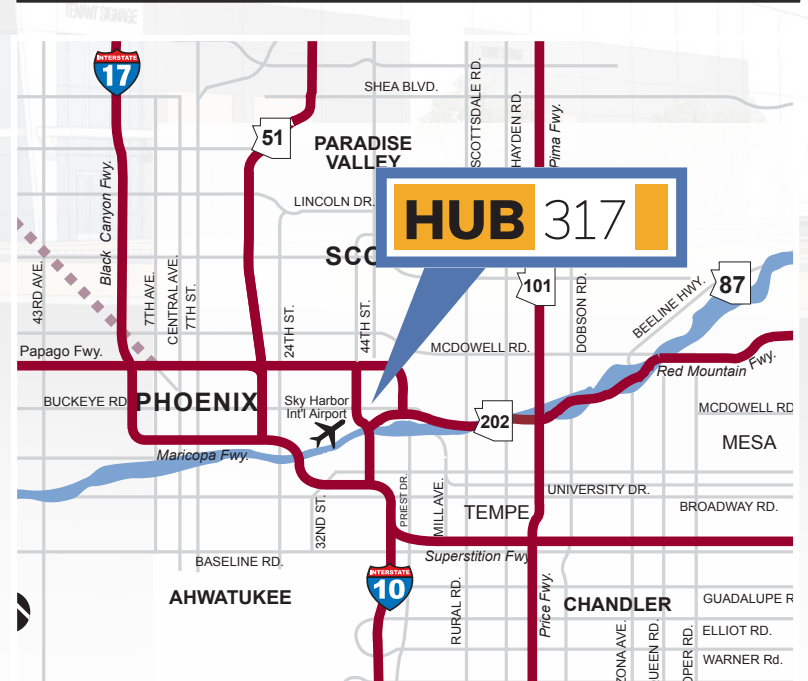
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## EXPANDING SIZE OF BUILDING!

### FEATURES

- Total Size: 227,491 SF
- Existing: 117,885 SF
  - 24' Clear Height
  - Truckwell & Grade Level
  - 36' x 32' Column Spacing
- Expansion: 109,606 SF
  - Dock High Loading (25)
  - 32' Clear Height
  - Freeway Visible
  - Grade Ramp (2)
  - 52' x 50' Column Spacing





**HIGHLIGHTS**

- Total Size: 227,491 SF
- Existing: 117,885 SF
- Expansion: 109,606 SF
- 24' - 32' Clear Height
- Truckwell, Dock High, & Grade Loading
- Freeway Visible with Signage Available
- 290 Total Parking Stalls
- Freeway Monument Signage
- 3,000 Amps, 277/480 Volt
- Southwest Gas (Madison Street)



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