



## GRANITE COMMERCE CENTER

405 North 75th Avenue | Phoenix, Arizona

±407,461 SF THREE BUILDING DISTRIBUTION PARK



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### LOCATION

- Approximately 1/2 Mile From I-10 Full Diamond interchange
- 75th Avenue Frontage
- Easy access to entire Phoenix metro area via the I-10 Freeway, I-17 Freeway, and soon to be added 202 South Mountain Loop and I-10 reliever
- Access to the Greater Phoenix highly skilled labor pool

### FACILITY

- CP-GCP (Light Industrial), City of Phoenix
- Built 2001
- Evaporative And Air Condition Cooled Warehouse
- LED Warehouse Lighting
- Large Truck Courts
- 1.5/1,000 – 1.75/1,000 Parking Ratio
- A-1 Zoning

### AVAILABLE SPACE

Suite 106 | 20,352 SF  
Suite 134 | 32,930 SF  
Suite 190 | 32,761 SF

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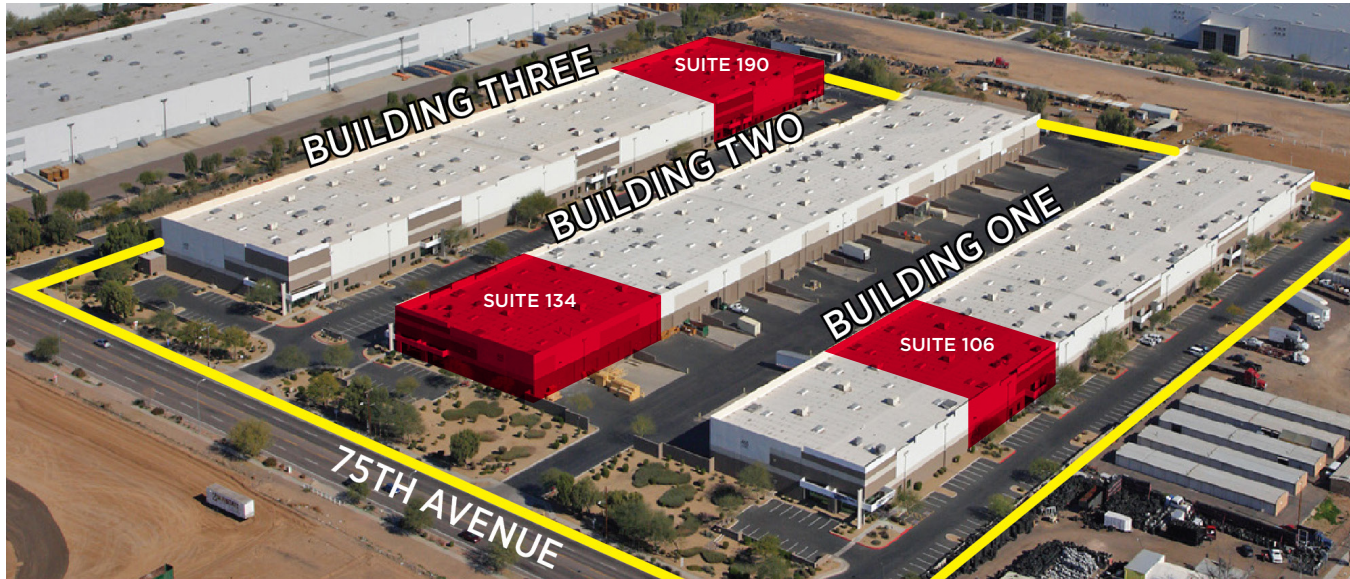
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## ±407,461 SF THREE BUILDING DISTRIBUTION PARK



### BUILDING 1 - SUITE 106

- Available Space: ±20,352 SF Available
- 912 RSF Office
- Clear Height: 24'
- Loading: 2 Dock Doors  
3 Grade Level Door
- Sprinklers: 0.64 GPM over 2,000 SF

### BUILDING 2 - SUITE 134

- Available Space: ±32,930 SF Available
- Clear Height: 24'
- Loading: 5 Dock Doors (9'x10')  
3 Grade Level Doors (12'x14')
- Sprinklers: 0.64 GPM over 2,000 SF

### BUILDING 3 - SUITE 190

- Available Space: ±32,761 SF Available
- 3,500 SF Office
- Clear Height: 30'
- Loading: 7 Dock Doors  
2 Grade Level Doors
- Sprinklers: ESFR

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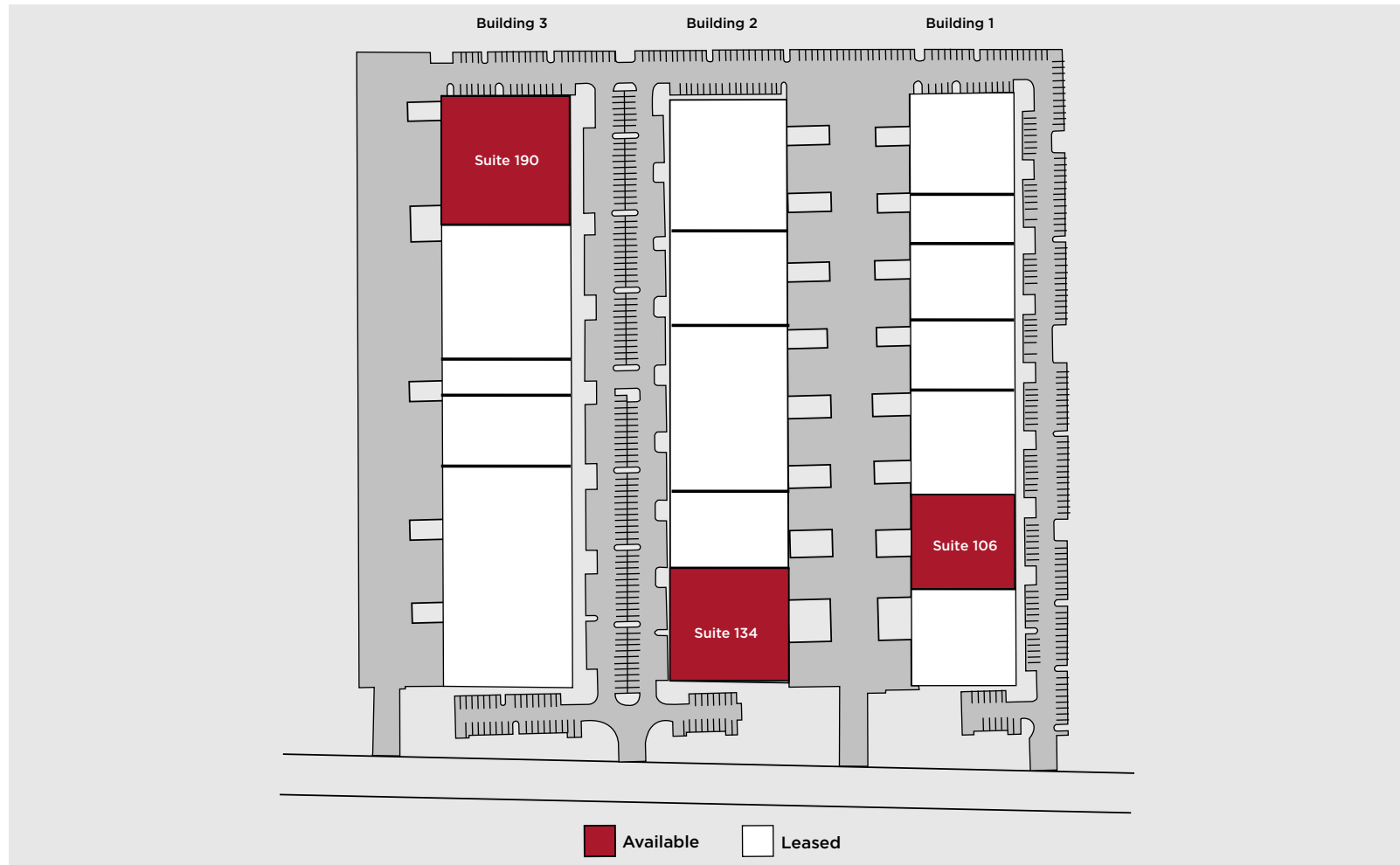
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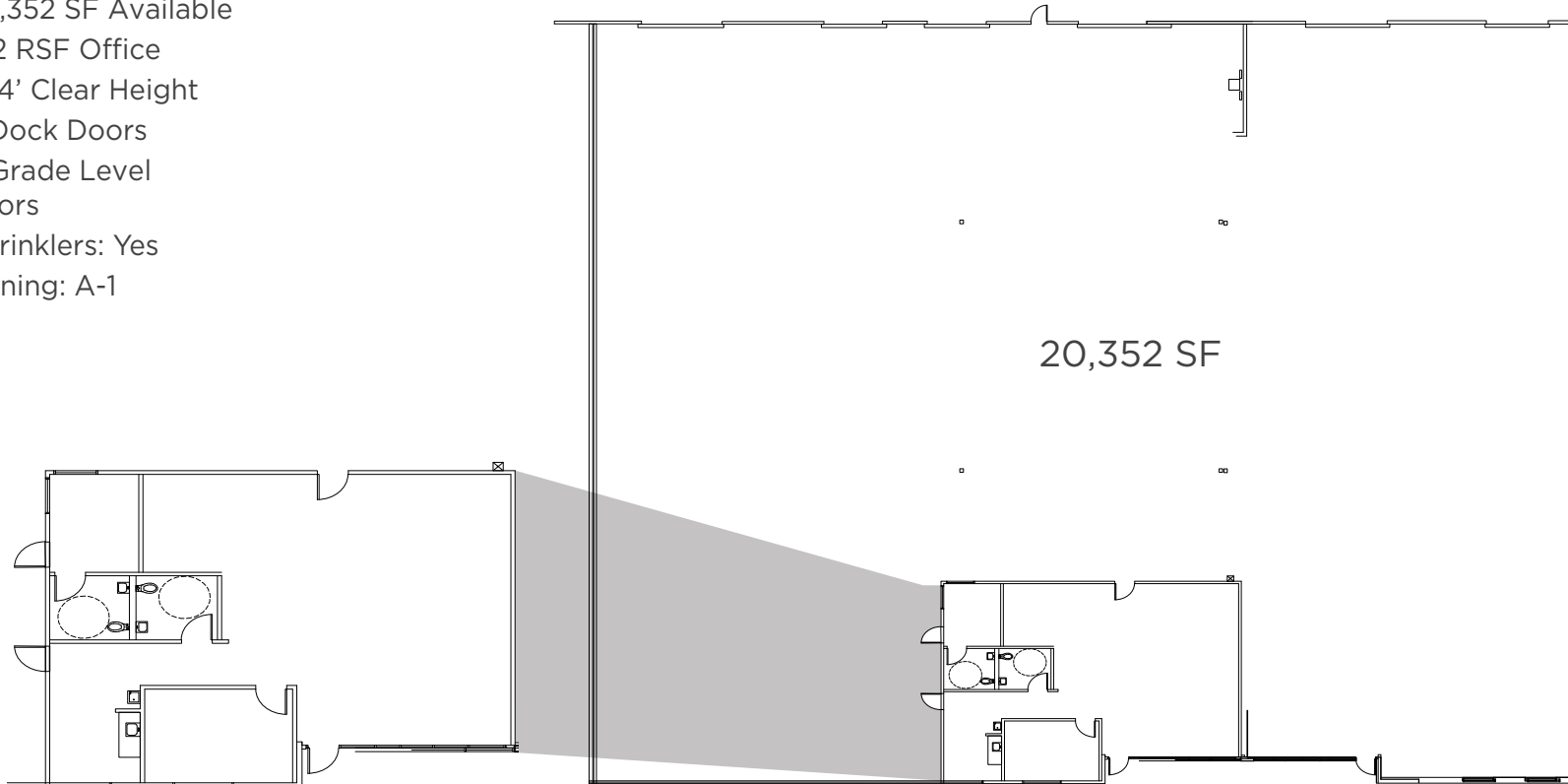
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## ±407,461 SF THREE BUILDING DISTRIBUTION PARK

### SUITE 106 | BLDG 1

- 20,352 SF Available
- 912 RSF Office
- ±24' Clear Height
- 2 Dock Doors
- 3 Grade Level Doors
- Sprinklers: Yes
- Zoning: A-1


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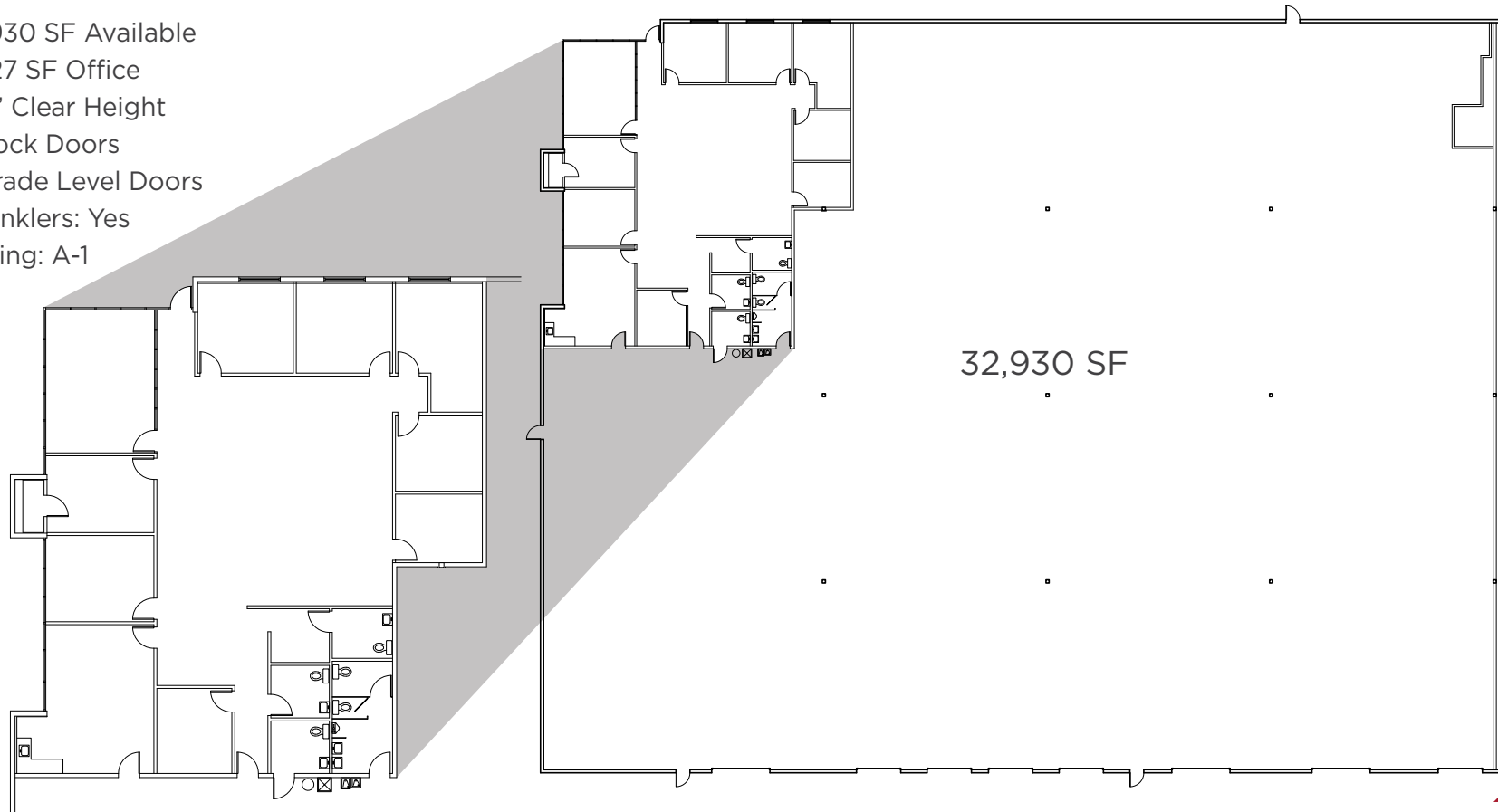
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## ±407,461 SF THREE BUILDING DISTRIBUTION PARK

### SUITE 134 | BLDG 2

- 32,930 SF Available
- 3,927 SF Office
- ±24' Clear Height
- 5 Dock Doors
- 3 Grade Level Doors
- Sprinklers: Yes
- Zoning: A-1


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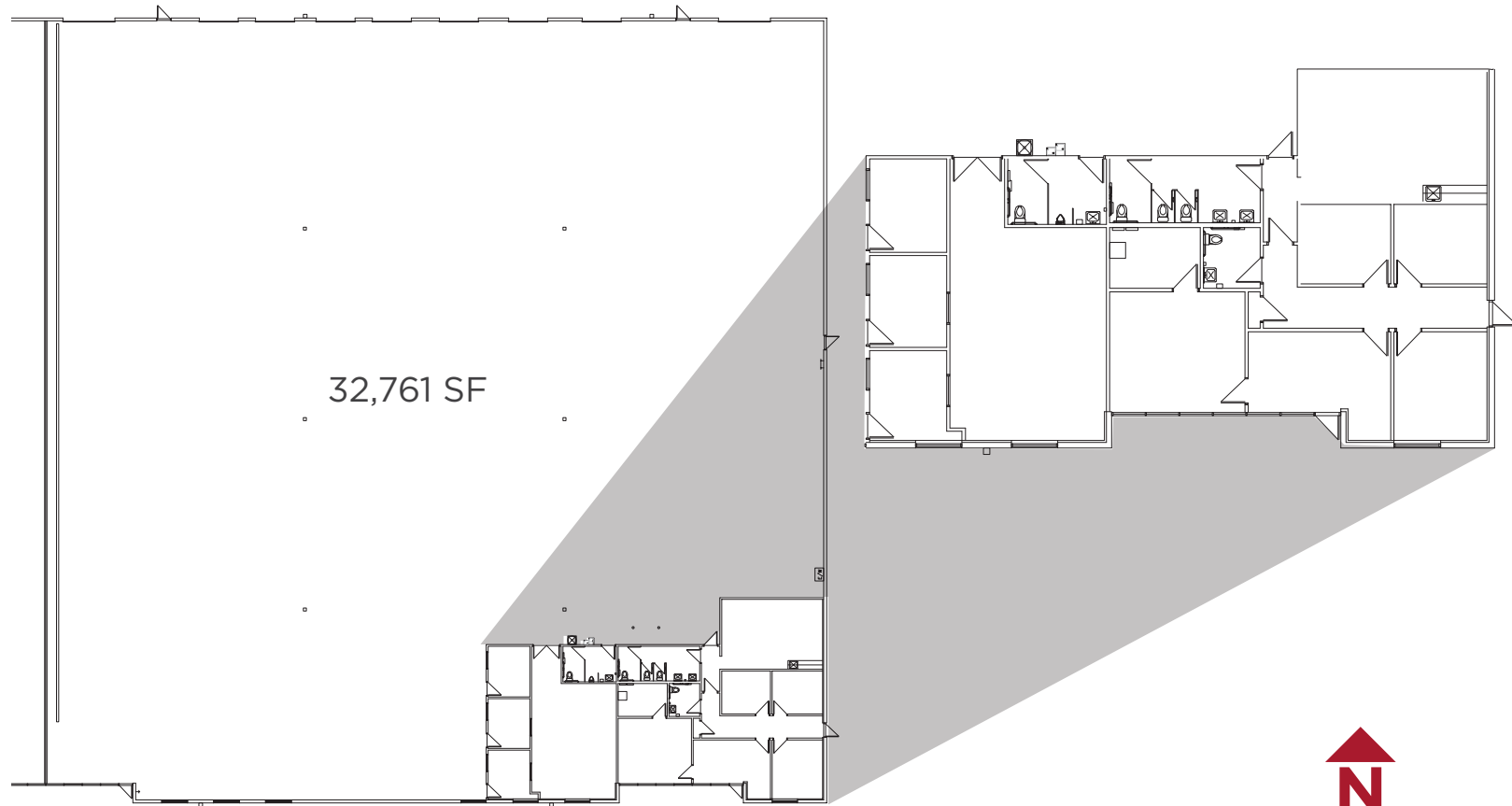
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## ±407,461 SF THREE BUILDING DISTRIBUTION PARK

### SUITE 190 | BLDG 3

- 32,761 SF Available
- 3,500 SF Office
- ±24' Clear Height
- 7 Dock Doors
- 2 Grade Level Doors
- Sprinklers: Yes
- Zoning: A-1


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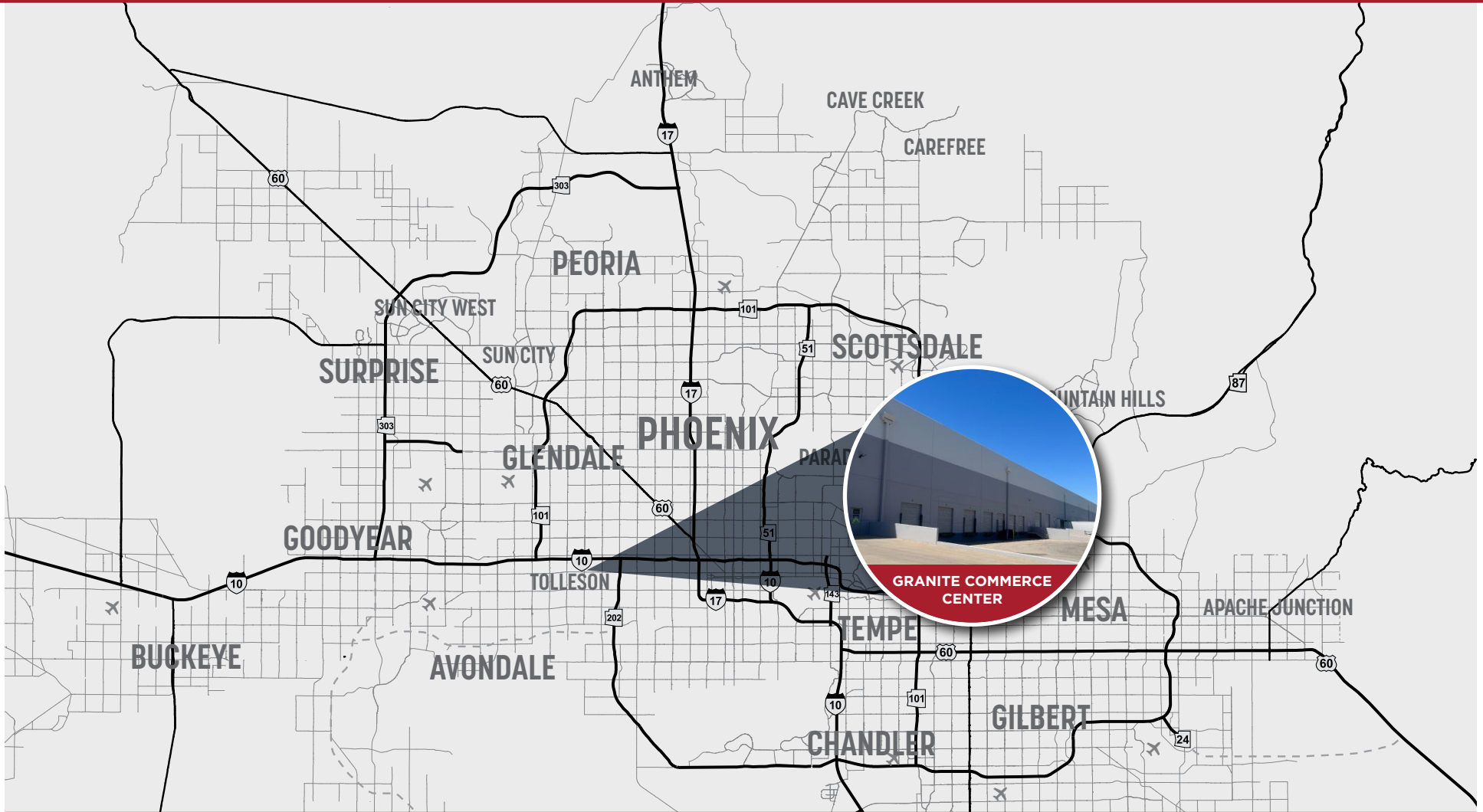




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