



2434
SOUTH 10TH STREET
PHOENIX | ARIZONA | 85034

±82,538 SF INDUSTRIAL BUILDING FOR LEASE
INFILL SKY HARBOR SUBMARKET



CUSHMAN &
WAKEFIELD



Stonelake
CAPITAL PARTNERS



TOTAL SF
82,538 SF



WAREHOUSE COOLING
100% A/C



DOCK DOORS
TEN

MAIN OFFICE
3,272 SF

POWER
2,800 AMPS 277/480V

GRADE LEVEL DOORS
SIX

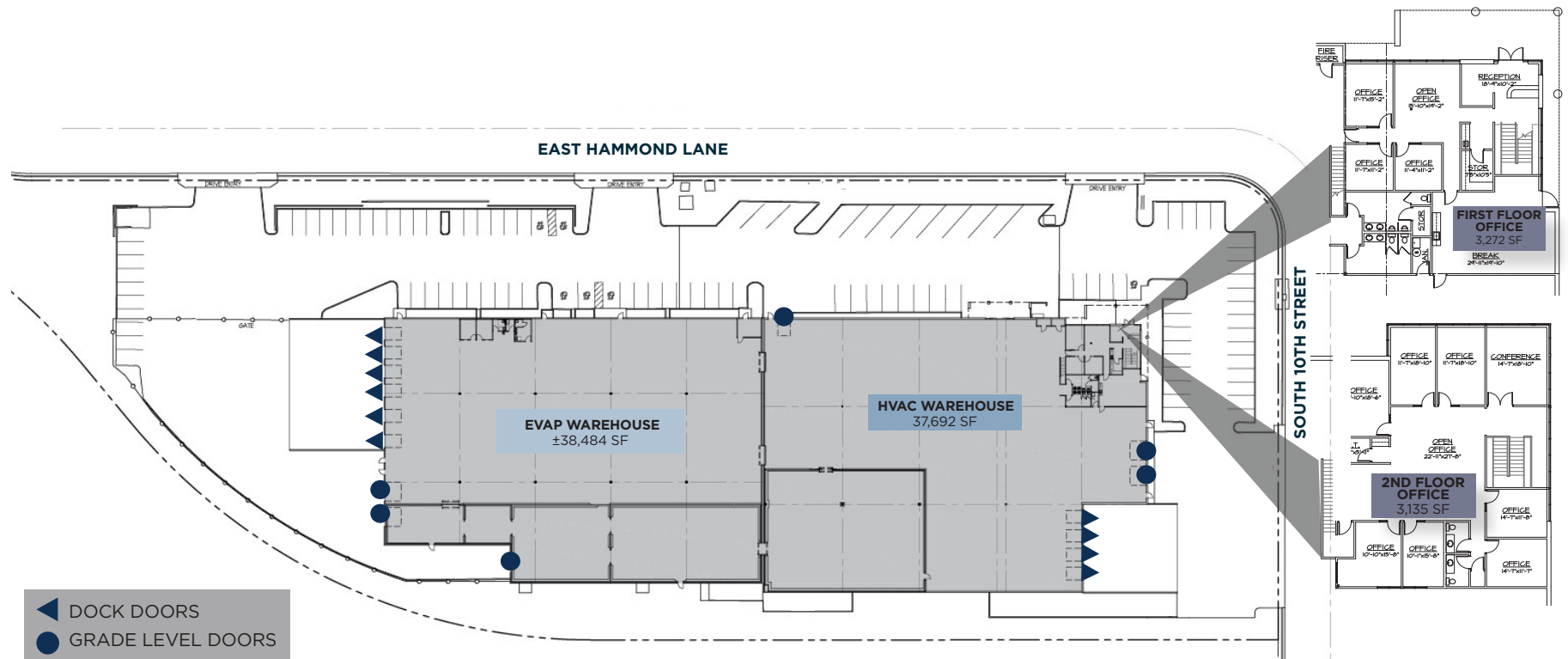
SECOND FLOOR OFFICE
3,135 SF

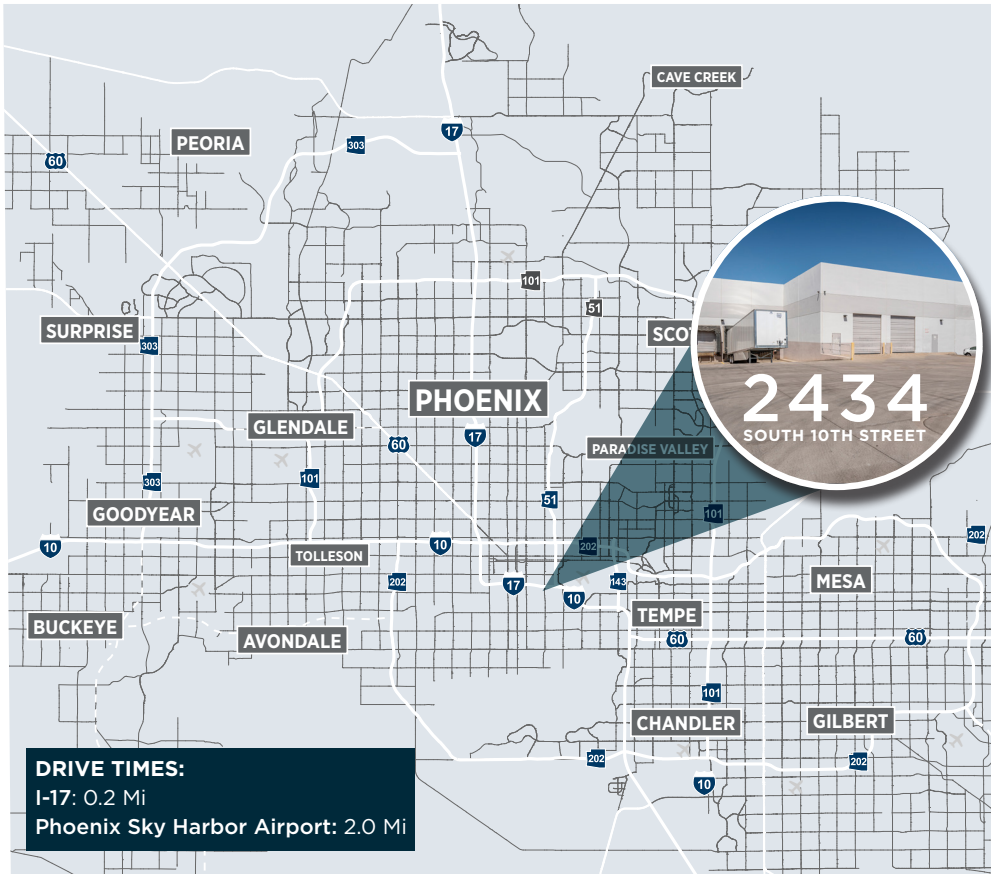
BUILDING DEPTH
180'

PARKING
±103 STALLS

CLEAR HEIGHT
±23'

PARKING
TRAILER PARKING





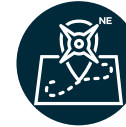
SKY HARBOR INDUSTRIAL MARKET

The Sky Harbor Airport submarket has regularly been one of the most robust and strongest performing industrial areas in Metro Phoenix. This industrial area is one of the largest and most well-known due to the proximity to I-10, I-17, U.S. Route 60, and Loop 202. Logistics, distribution, and e-commerce users continue to fuel positive absorption in Sky Harbor Airport. Overall demand shows no signs of slowing, with tightening vacancy rates in the submarket. The Sky Harbor Airport submarket has historically been a strong performing area and coupled with the up-tick in investors aggressively pursuing well-located assets in secondary markets makes the Property's location a major benefit.



CLOSE PROXIMITY

TO PHOENIX SKY HARBOR INTERNATIONAL AIRPORT, ARIZONA STATE UNIVERSITY, AND ABUNDANT AMENITIES.



6 FREEWAY

ACCESS ROUTES NEARBY.



1,450,000

WORKFORCE POPULATION WITHIN 45-MINUTE COMMUTE.



<SIX HOURS

FROM THE PORTS OF LOS ANGELES AND LONG BEACH.



1-DAY TRUCK

TURNAROUND FROM PORTS IN CALIFORNIA AND MEXICO.



SHIPPING COSTS

FROM GREATER PHOENIX TO CALIFORNIA ARE UP TO 75% LOWER THAN OTHER MOUNTAIN WEST MARKETS.



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