

# NEW CONSTRUCTION CLASS A INDUSTRIAL BUILDING

**FOR LEASE**

**±20,760 SF ON 1.58 ACRES**



3623 EAST VAN BUREN STREET

3623

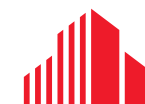
**3623 EAST VAN BUREN STREET**  
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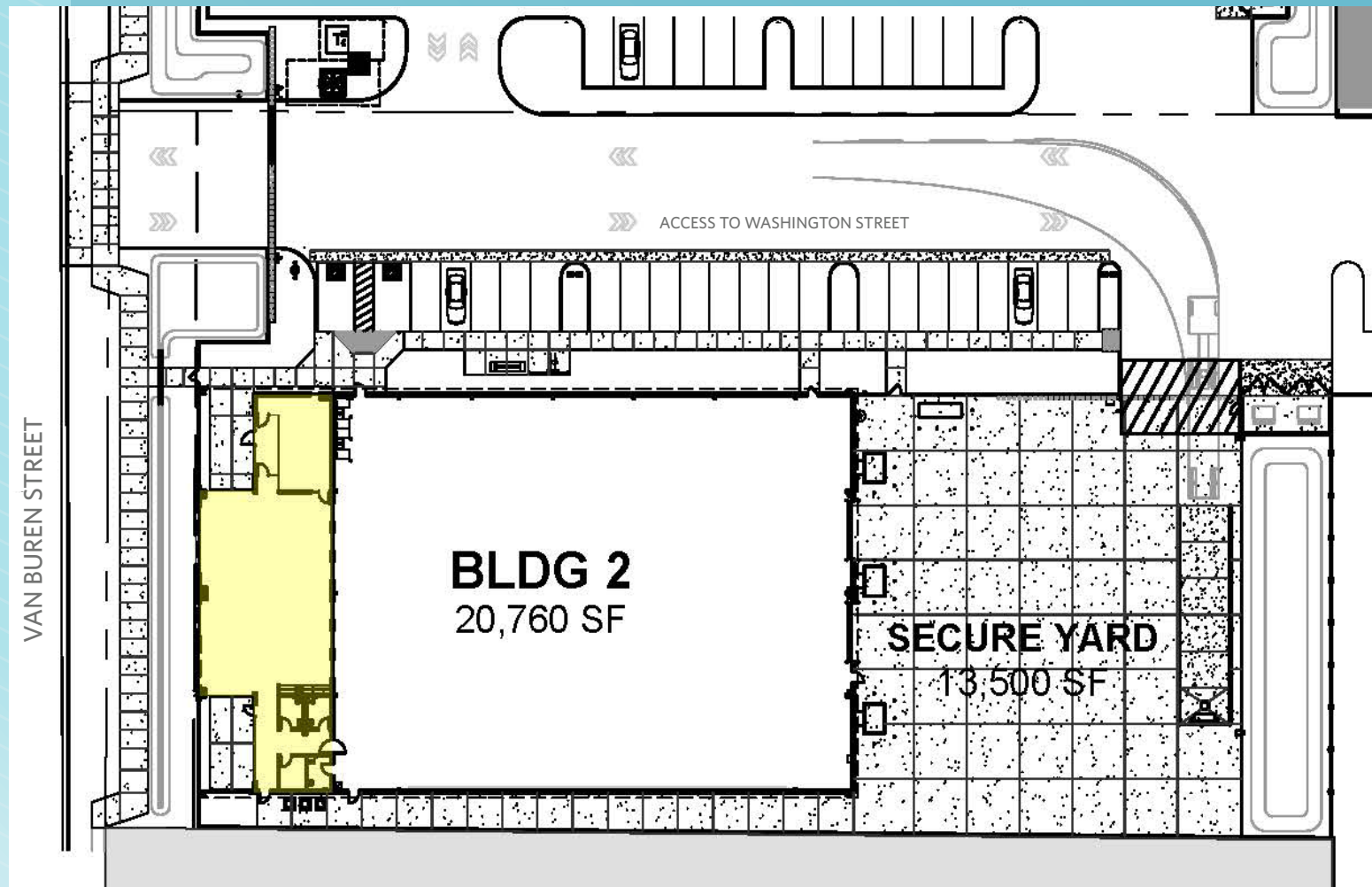
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**CUSHMAN &  
WAKEFIELD**

## SITE PLAN



**Available**  
20,760 SF



**Office**  
3,160 SF



**Lot Size**  
1.58 Acres



**Warehouse**  
Clearance  
19' - 22'



**EVAP**  
Cooled  
Warehouse



**800 Amps**  
277/480 Volt  
3-phase



**Grade/  
Truckwell**  
Loading



## LOCATION



### Phoenix Sky Harbor International Airport

Close proximity, within a 5-minute drive

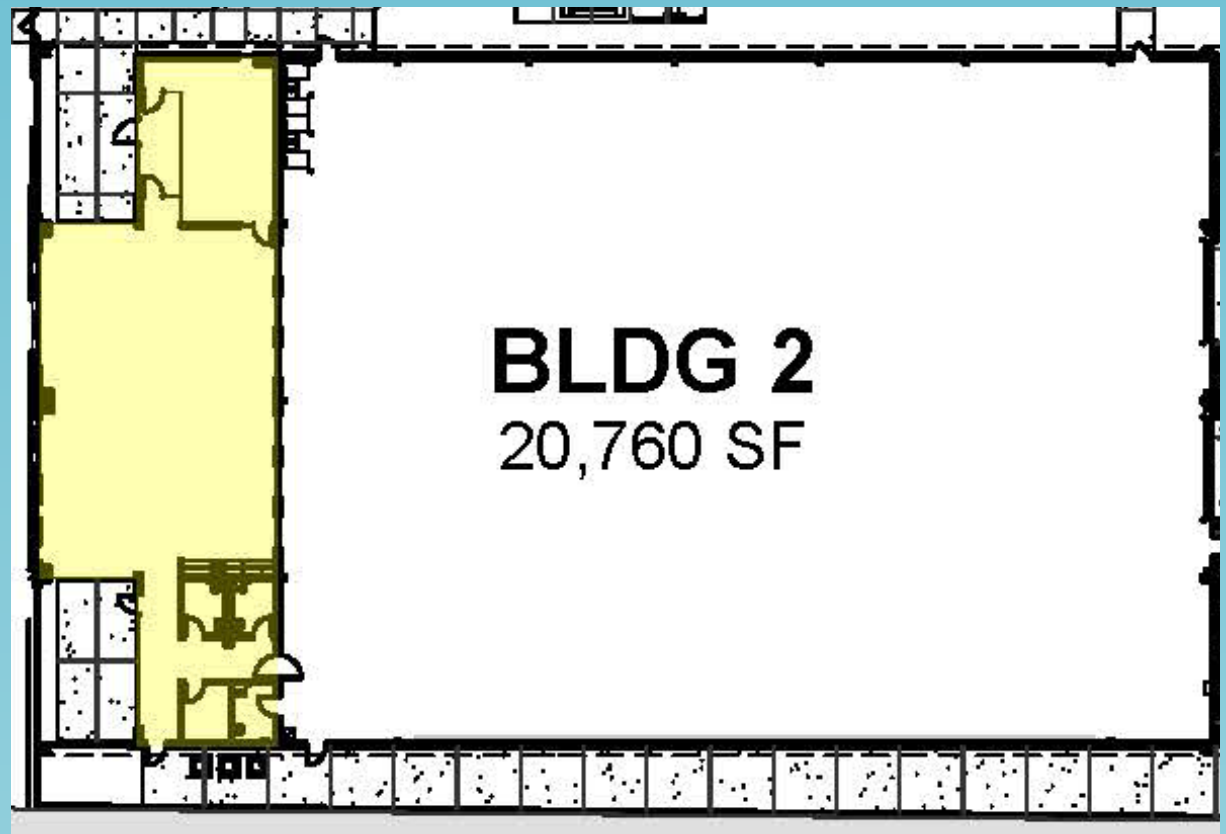


### Interstate 10

<1 mile

## PROPERTY HIGHLIGHTS

- New Block & Metal Construction
- EVAP Cooled Warehouse
- 13,500-SF Fenced truck court & yard with motorized gate (8' block fence)
- 800 amps, 277/480 volt, 3-phase
- (1) 12' x 14' — Grade level Door
- Gate Secured Truckwell
- 19' - 22' clear height (Free-span warehouse)
- C-3 & TOD-2 (Gateway), City of Phoenix
- Parking: 23 spaces
- Sprinklers: ESFR
- Walking distance to Sky Harbor SkyTrain @ 44th Street Station



## AREA MAP



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For more information, please contact:

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