



FOR LEASE ±72,202 SF

## WEST 10 BUSINESS CENTER

4703 W BRILL ST | PHOENIX

## PROPERTY HIGHLIGHTS



AVAILABLE SF 72,202 SF



WAREHOUSE AREA 63,502 SF



OFFICE AREA 8,700 SF



LOADING
18 Dock High Doors
2 Grade Level Doors

CLEAR HEIGHT



YEAR BUILT 1998

**SPRINKLER** (0.64/2,000 GPM)

 Freeway Visibility I-10 Frontage with 200,000 VPD

 Full Diamond Interchange on I-10 at 43rd and 51st Avenue

• Truck Court Depth 116'

• Fenced & Secured Yard Area

• Zoning: A-1 City of Phoenix

• 5 Edge of Dock Levelers

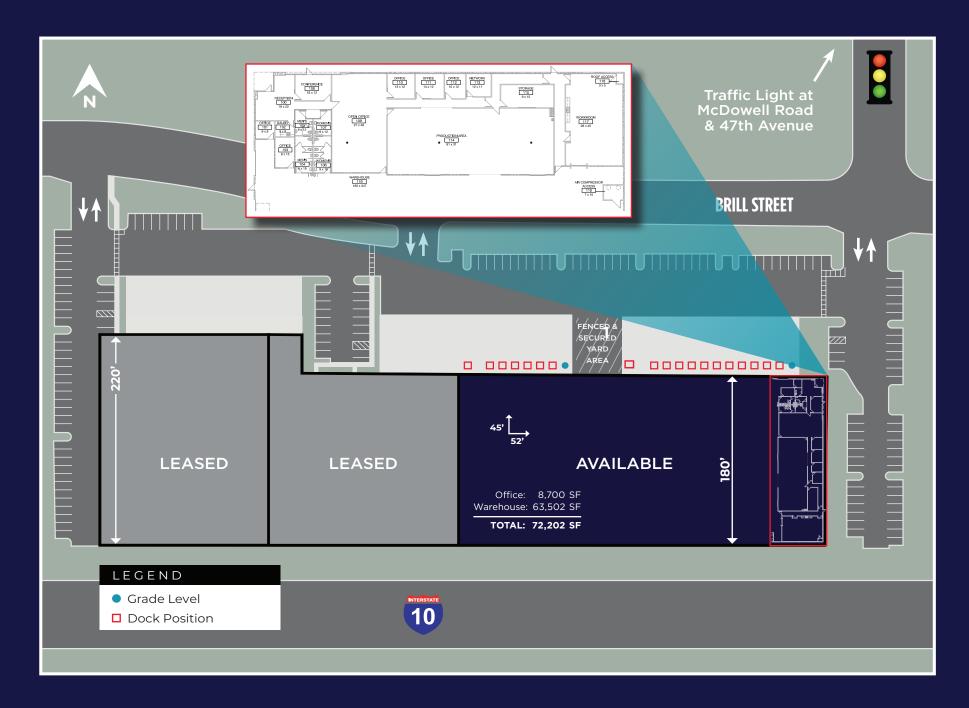
• 5 Pit Levelers

• ±800 AMPS, 277/480V 3 Phase

• EVAP Cooled Warehouse

COLUMN SPACING 45' x 52'

# SITE PLAN



## **CORPORATE NEIGHBORS**



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