

±65,121 SF FOR LEASE

610 SOUTH 56TH AVE

Phoenix, Arizona

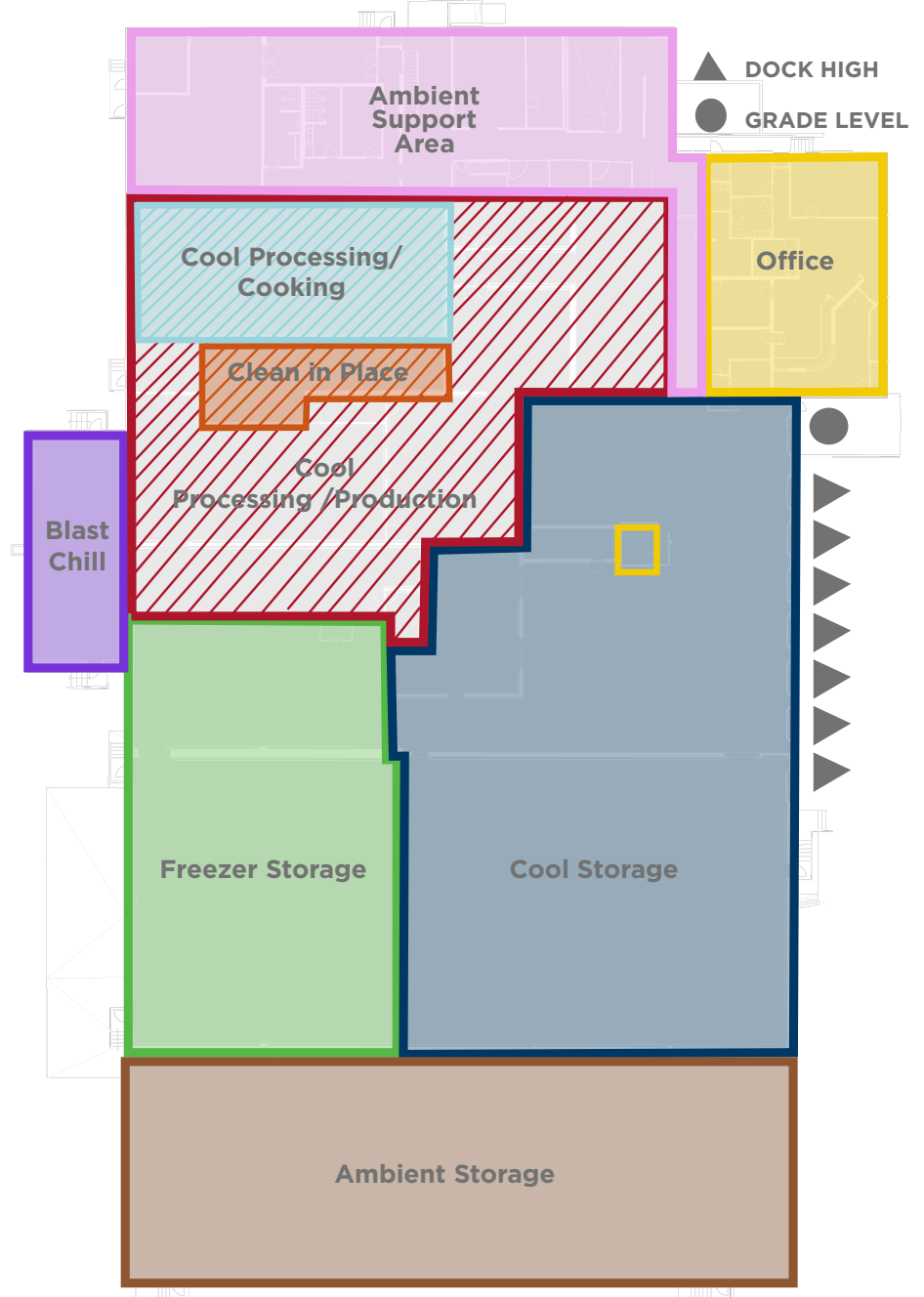


TRI-TEMP DISTRIBUTION FACILITY (COLD STORAGE)



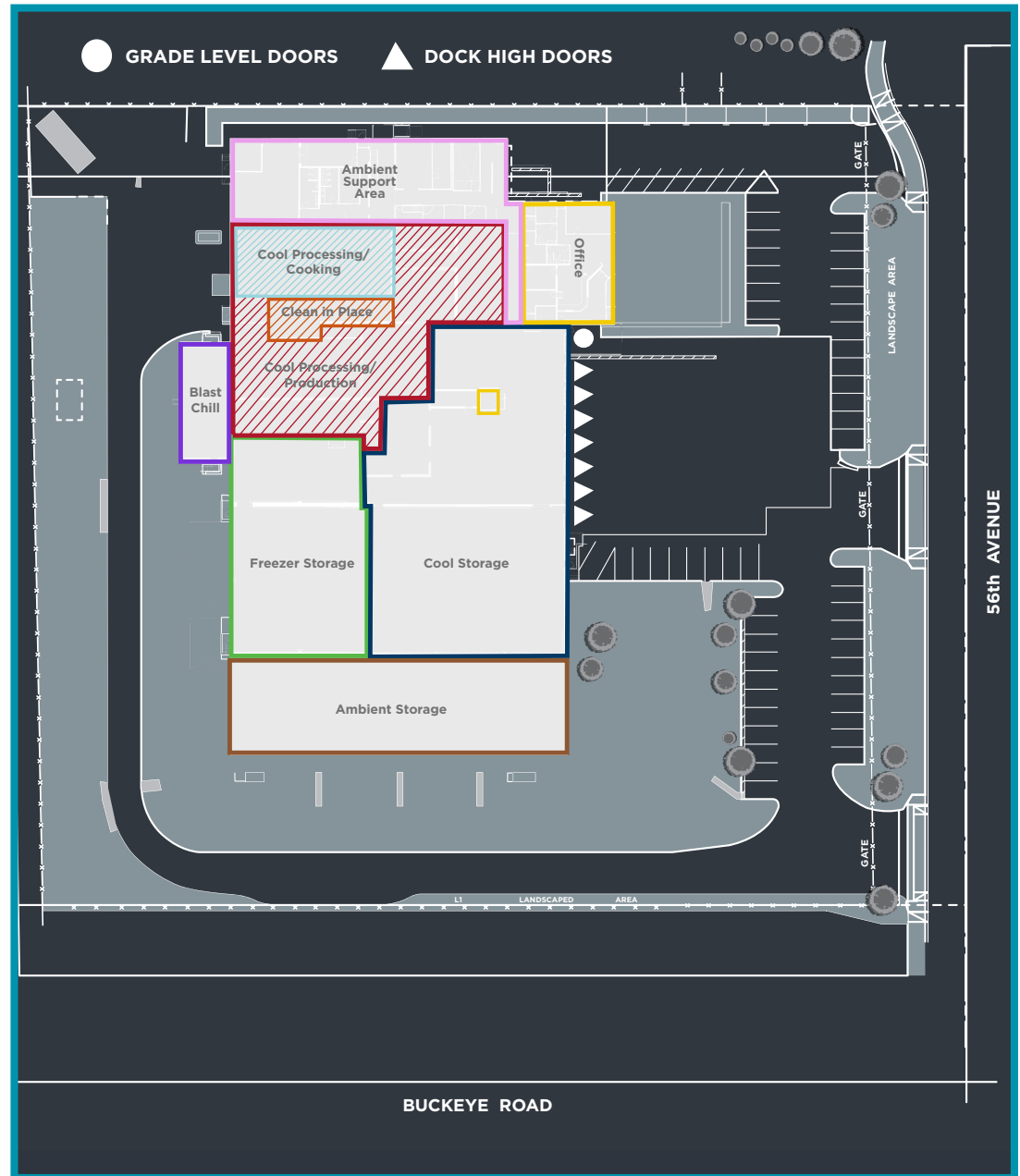
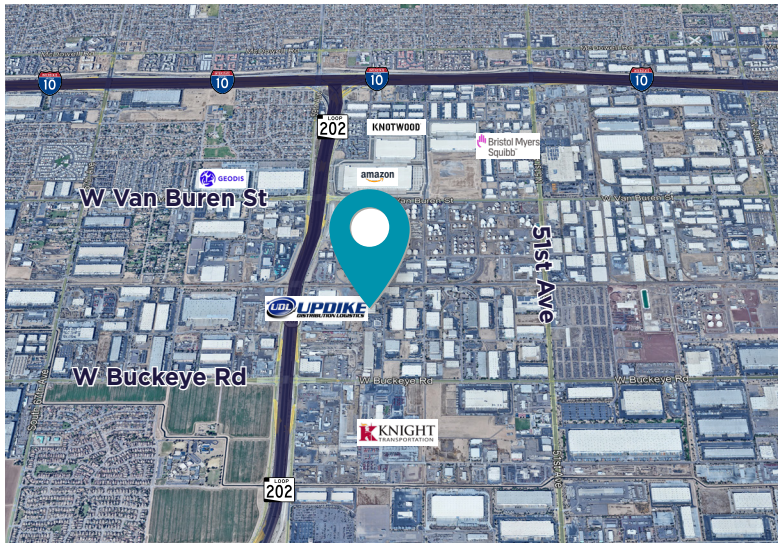
FLOOR PLAN

	Ambient Storage Bay	11,255 SF
	Freezer Storage	8,201 SF
	Blast Chill Room	1,577 SF
	Cool Storage	16,324 SF
	Cool Processing / Production <i>with floor drains</i>	8,543 SF
	Clean in Place Room <i>with floor drains</i>	1,159 SF
	Cool Processing or Cooking / Baking <i>with floor drains</i>	3,703 SF
	Ambient Support Area	6,815 SF
	Office	7,544 SF
TOTAL		65,121 SF

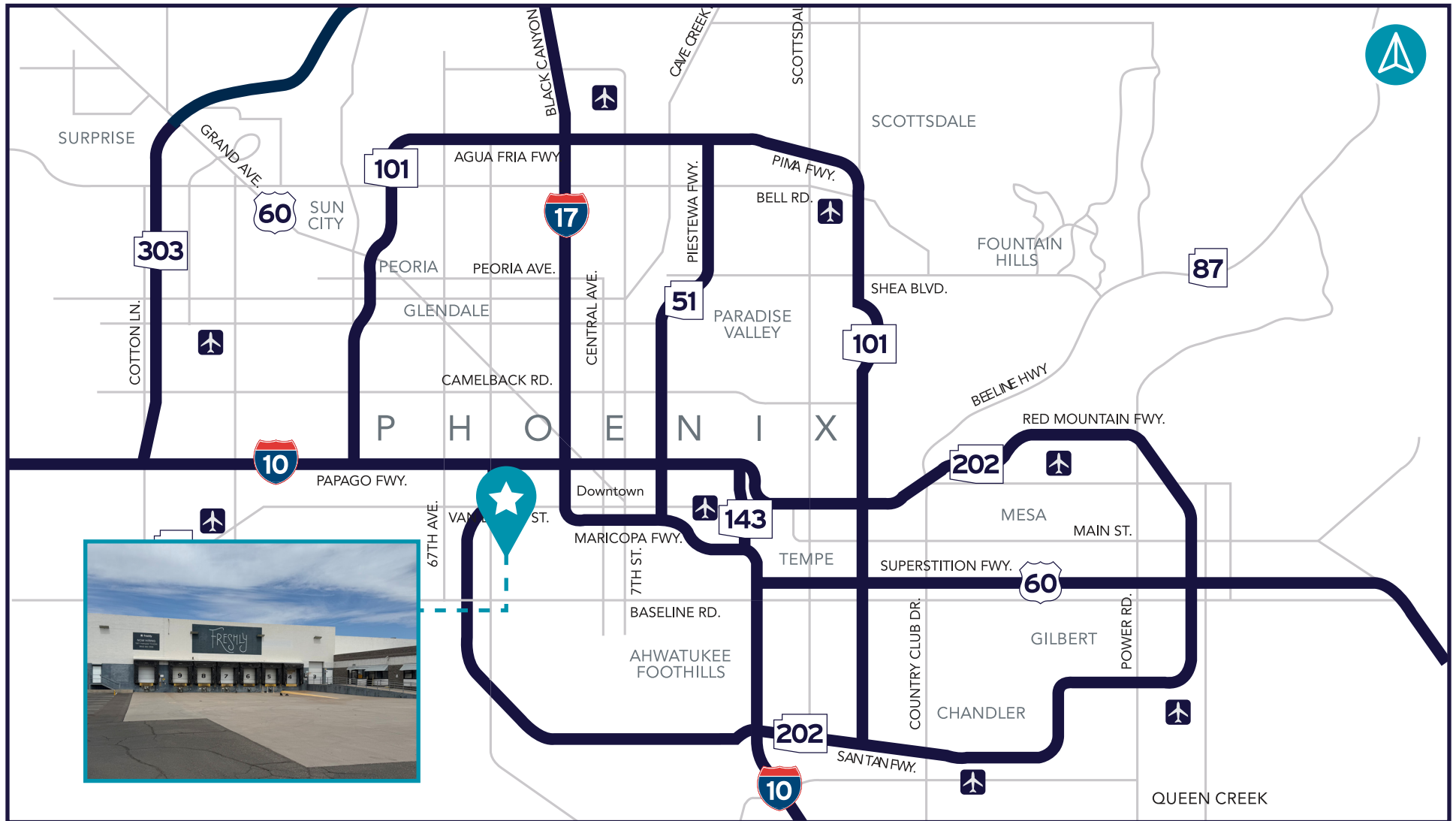


PROPERTY DETAILS

Address:	610 South 56th Ave Phoenix, AZ
Total Building Size:	±65,121 SF
Lot Size:	4.1 Acres
Year Built:	1987
Clear Height:	±26'
Dock Doors:	7
Grade Level Doors:	1
Parking:	133 Stalls
Zoning:	A-1, City of Phoenix



LOCATION OVERVIEW



DRIVE TIMES



5 Minutes (1.3 Miles)
to I-10



10 Minutes (7.6 Miles)
to Phoenix Intl. Airport



6 hours (374 Miles)
to Ports in LA



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