

230 S 49th Ave | Phoenix, AZ

±37,022 SF with Large Yard

Available For Lease

Property Highlights

- ±35,803 SF Warehouse
- ±1,219 SF Office structure
- 3,000 amps, 277/480v, 3 phase power
- 10 Big Ass Fans
- New high bay LED lighting
- Six (6) Grade Level Doors
(1) 20'x14', (3) 18'x18', (1) 16'x14', (1) 8'x10'
- Fresh Exterior Paint
- ±4 Acres
- A-2 Zoning
- Fully Fenced-in Secured Yard
- Clear Height: 22'-30'
- Sprinkler: Wet
- Natural Gas



Located in an opportunity zone!

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View from
South East



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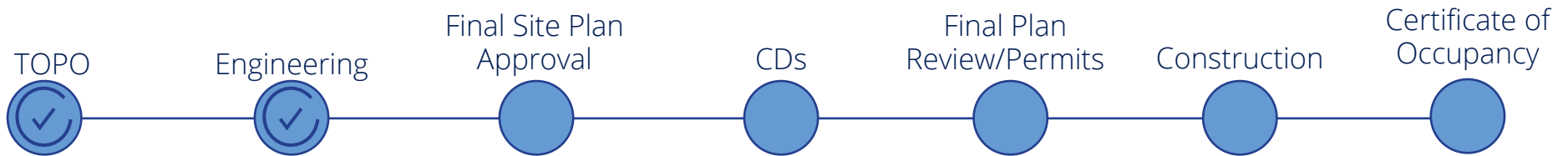
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Construction Starting Soon!

September 1, 2025

Expected Delivery Date

Construction Timeline



Scope of work

- Demolition of southern metal structure leaving 35,803 SF of warehouse plus the 1,219 SF office structure in the NE corner of the parcel.
- Demolition of CMU walls where the storage tanks were located to create drivable yard space.
- Demolition and repour the concrete within the demolished building to create drivable yard space.
- Asphalt seal and slurry and restriping of the parking lot with new parking and landscaping to be located on the north side of the property.
- New metal siding replacing the section being demolished and fully enclosing the remaining structure.
- 3 overhead doors added for drive through capability in both remaining warehouse structures.
- Fencing added on the side of the building that is being demolished to secure the yard.
- Two new restrooms created in the building that is remaining ... The two bathrooms currently located in the warehouse area that is being demolished will be flipped inside the remaining structure.
- Fire Sprinkler connection relocated to be next to the remaining structure with new fire sprinkler riser and piping to connect to the existing mains.
- New 3,000 amp SES to be installed located next to the remaining structure.
- Adding 10 Big Ass Fans throughout the warehouse.
- New high bay LEDs throughout the warehouse.
- Exterior painting of the warehouse and office buildings.

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Site Plan



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5-mile Demographics



Current
Population (2023)
337,513



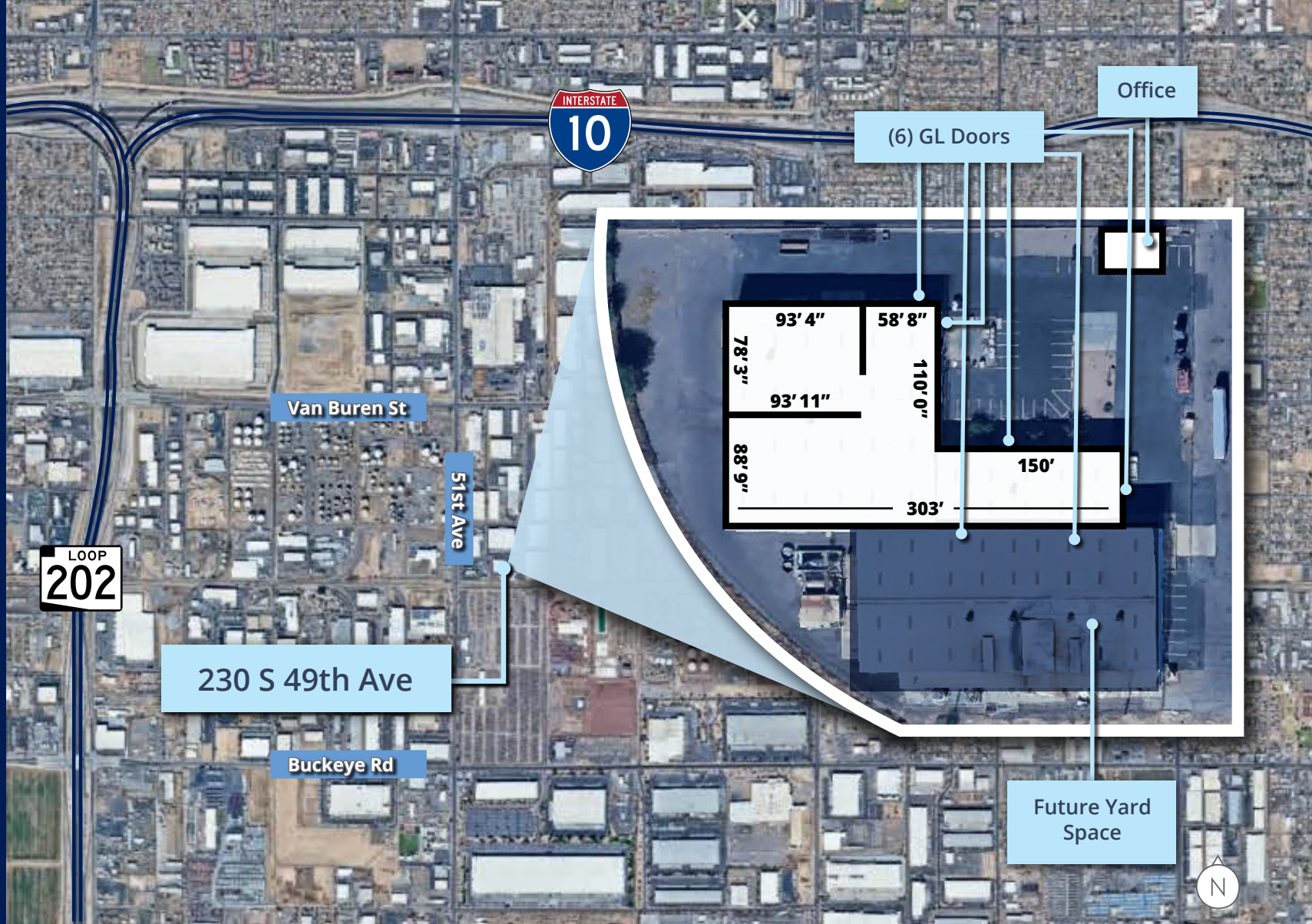
Projected
Population (2028)
342,045



Total
Households (2023)
98,928



Average Household
Income (2023)
\$75,302



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