

Industrial | For Lease

CBRE

102 W Watkins Street

Phoenix, AZ



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For Lease

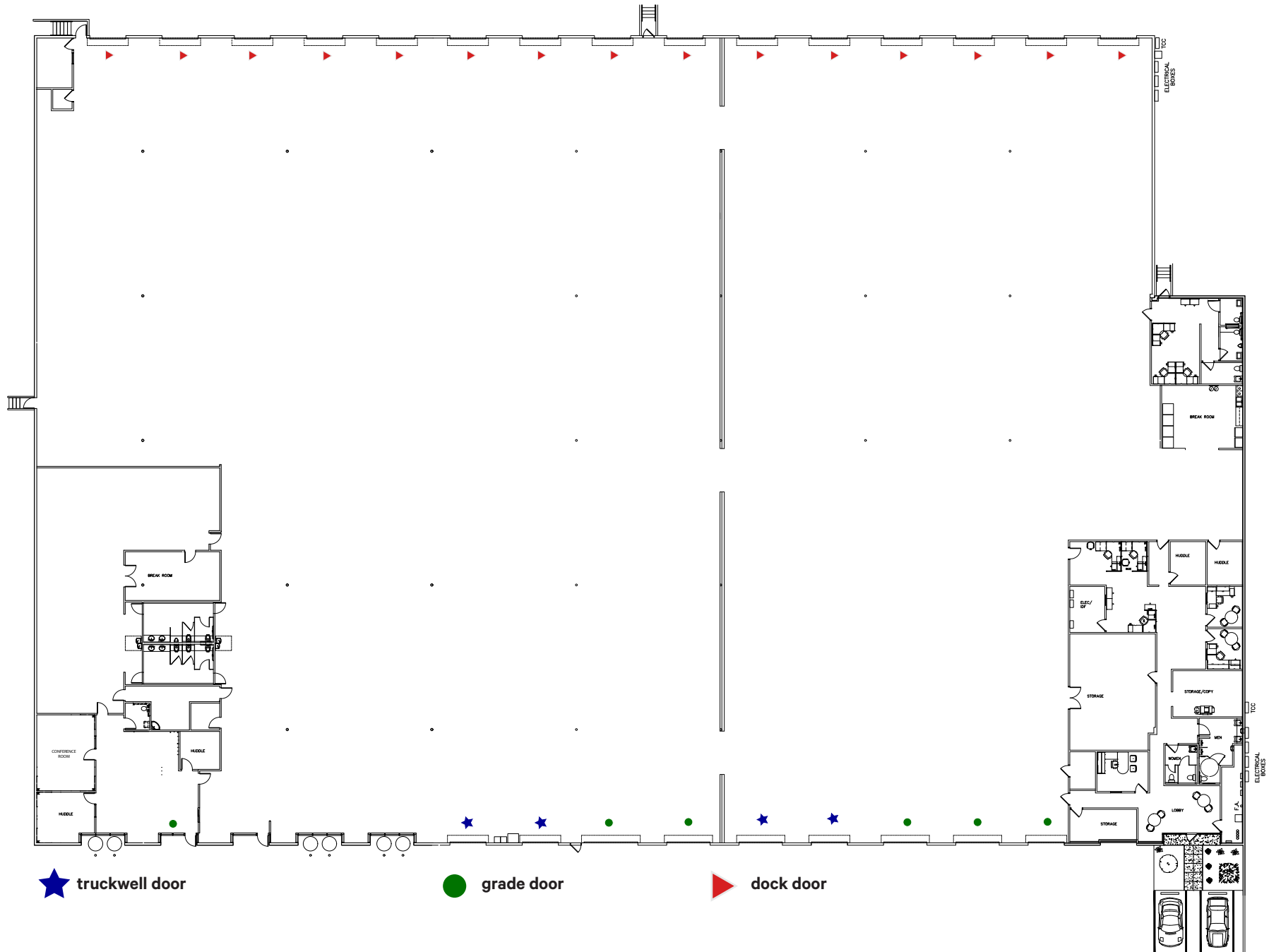


Property Features

- + ±75,140 SF Single tenant office/warehouse building on ±3.54 acres of land
- + ±22' Clear height and evaporative cooled
- + Secured fenced yard with five (5) gates for north and south yard
- + Cross dock loading with fenced yard
- + 15 Dock doors on north side of building and 4 truckwells doors on the south side of the building
- + 6 Grade level doors
- + Centrally located in proximity to I-10/I-17 and SR-51 freeways
- + ±1.8 million labor age workers within a 30 minute commute
- + Great last mile logistics building
- + 1,200 amps 277/480v SES
- + Zoning C-3, City of Phoenix (Commercial Manufacturing and Employment District)
- + ±0.93 acre north yard
- + \$0.90/SF NNN

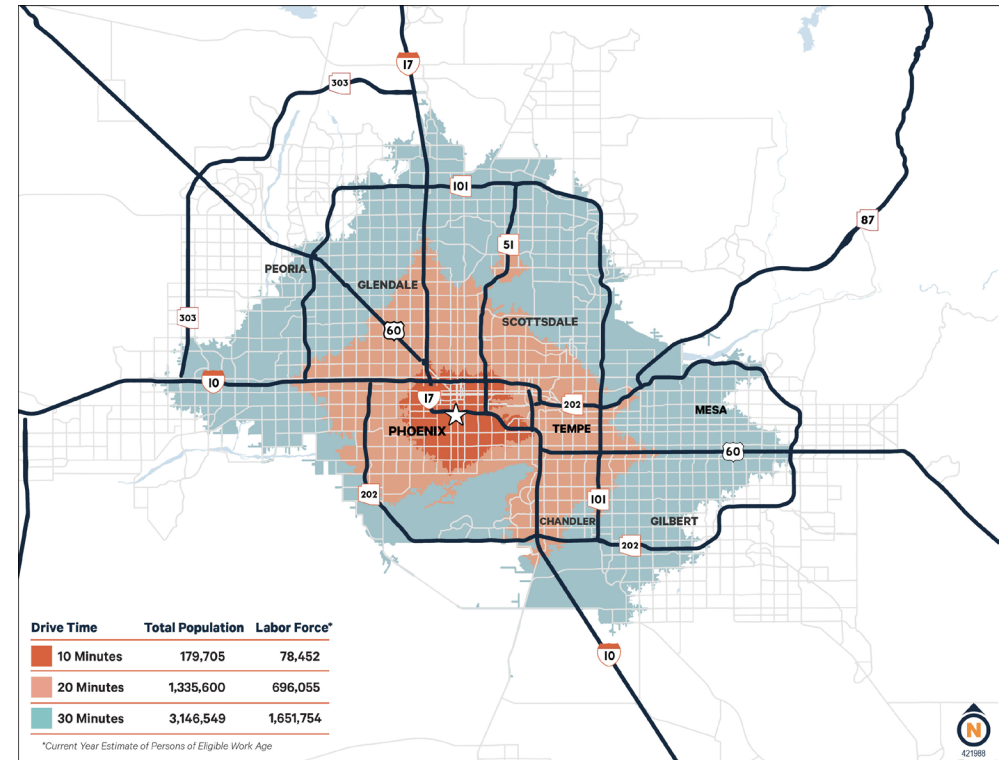
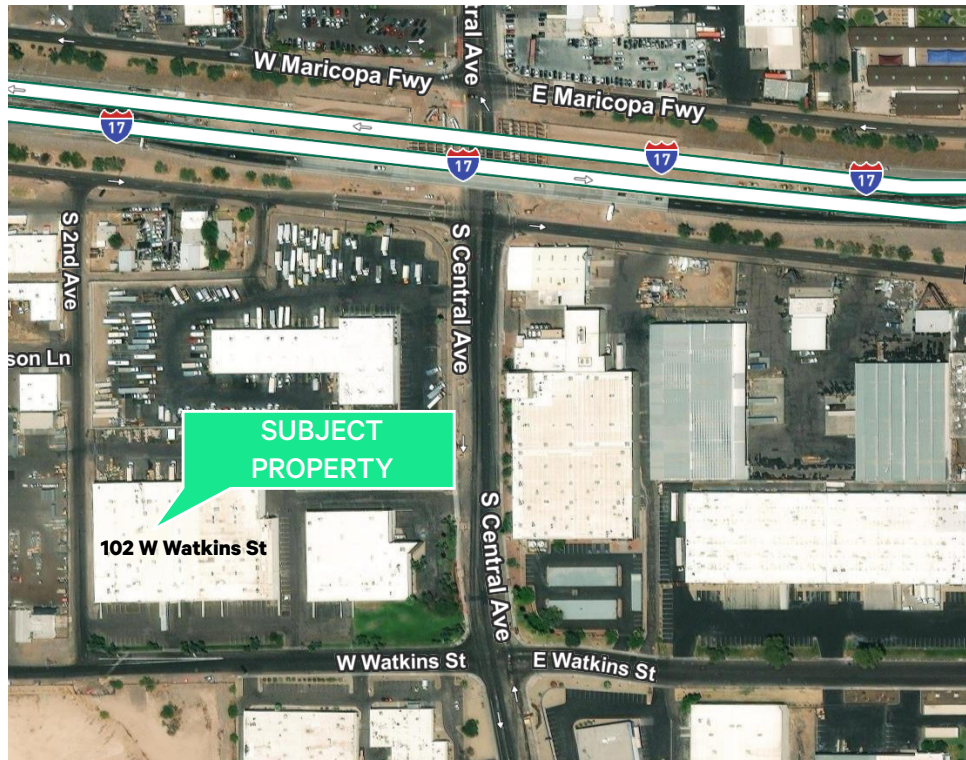
Floor Plan

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