



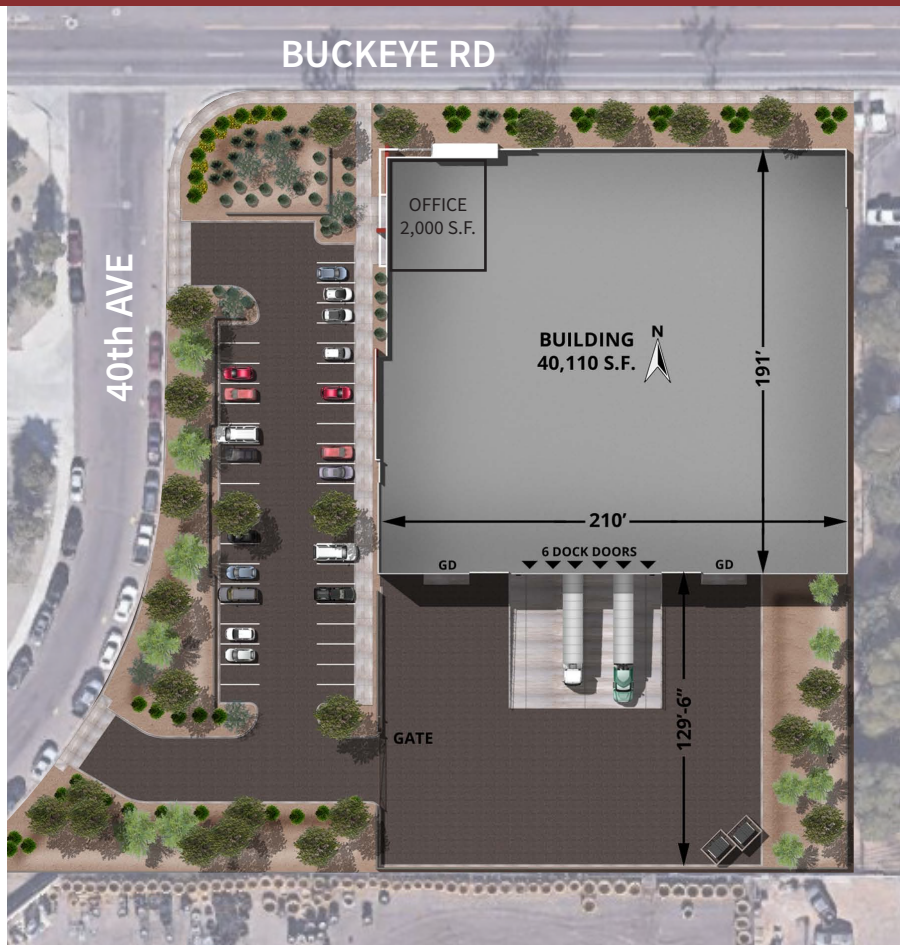
# 40TH & BUCKEYE

for sale

## SEC 40th Avenue & Buckeye Road Phoenix, Arizona

### Building Specs

- 40,110 SF
- 24' clear height
- 2,000 SF office including 2 restrooms, a coffee bar, and two private offices
- 1200 A 277/480 V power
- 6 truckwells
- 2 ramps to grade
- Buckeye frontage
- Secured yard with manual rolling gate
- A-1 zoning
- 41 parking stalls
- R-38 insulation at the roof
- Foam roof with 15 year warranty
- Painted interior tilt walls
- LED lighting in warehouse



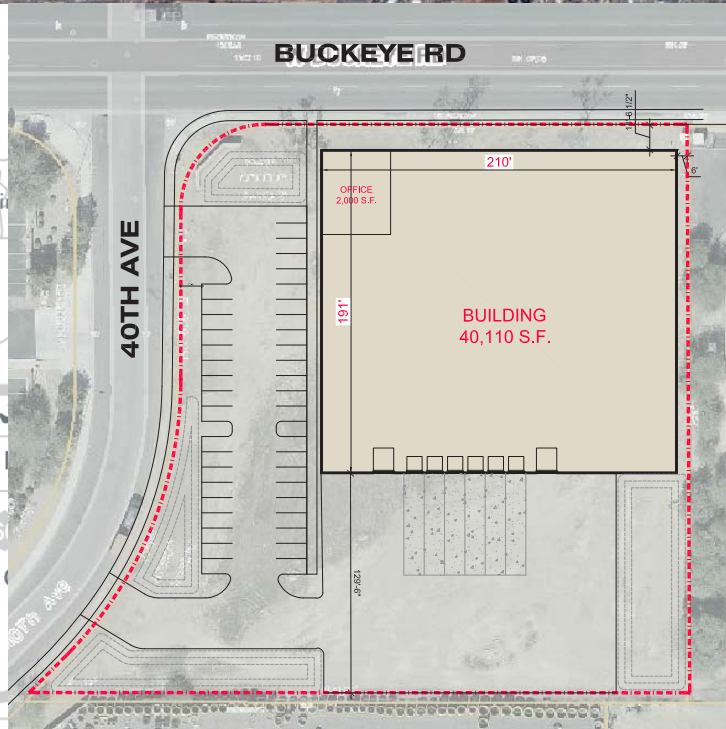
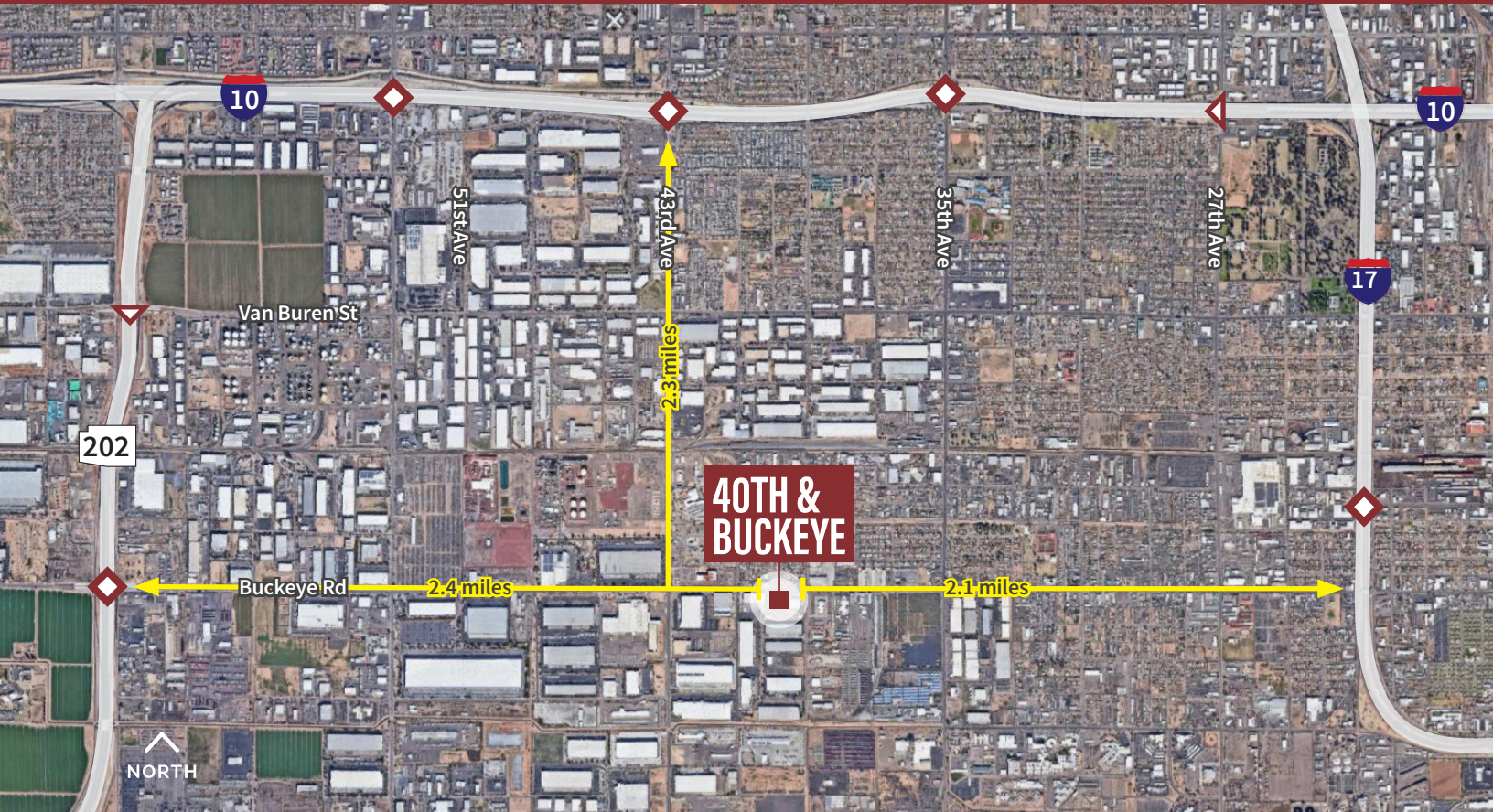
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# 40TH & BUCKEYE



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