

SUPERIOR

LOGISTICS CENTER

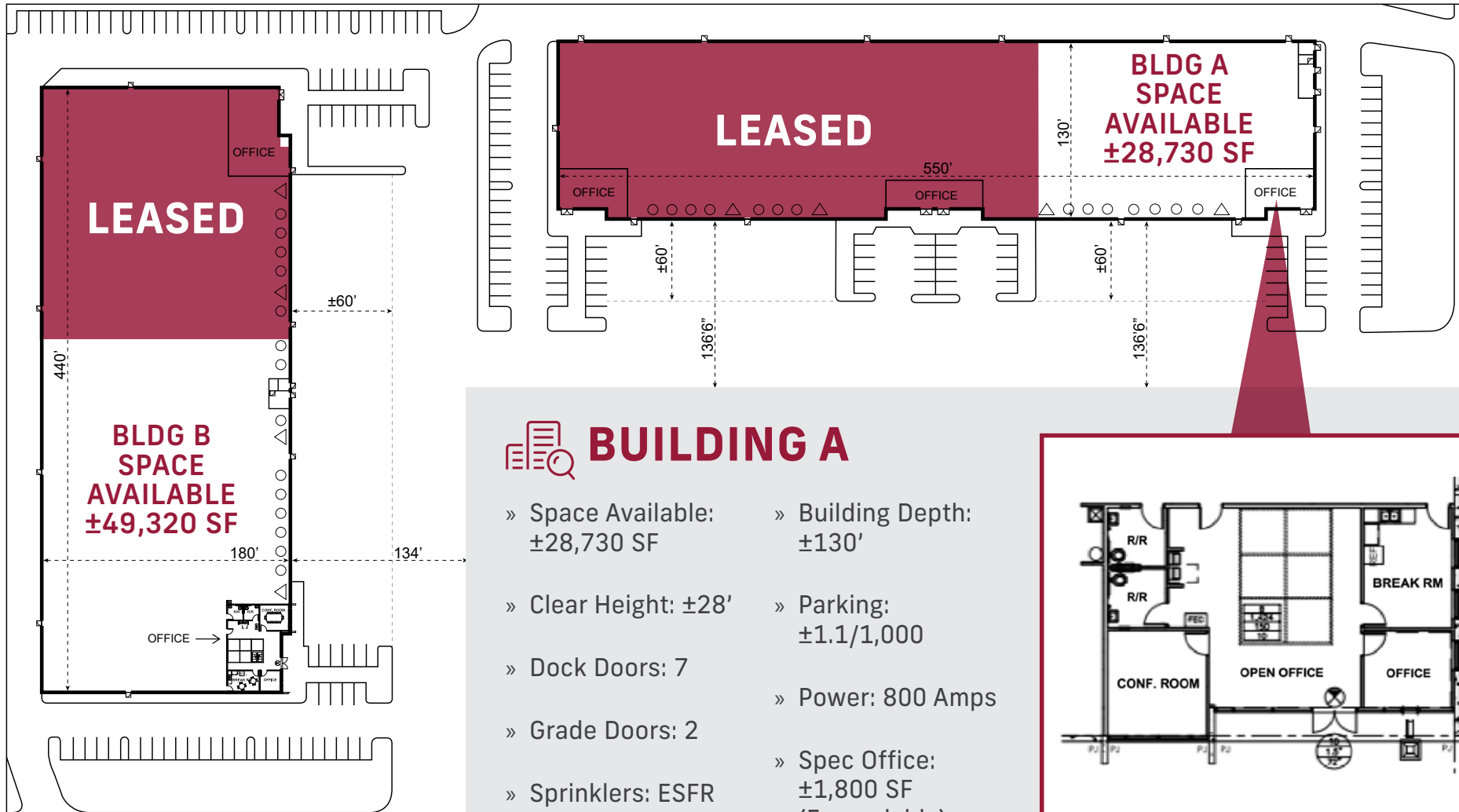


SKY HARBOR AIRPORT CLASS A INDUSTRIAL DEVELOPMENT

BUILDING A - 3050 S 44TH ST (±28,730 SF AVAILABLE)
BUILDING B - 4250 E SUPERIOR AVE (±49,320 SF AVAILABLE)

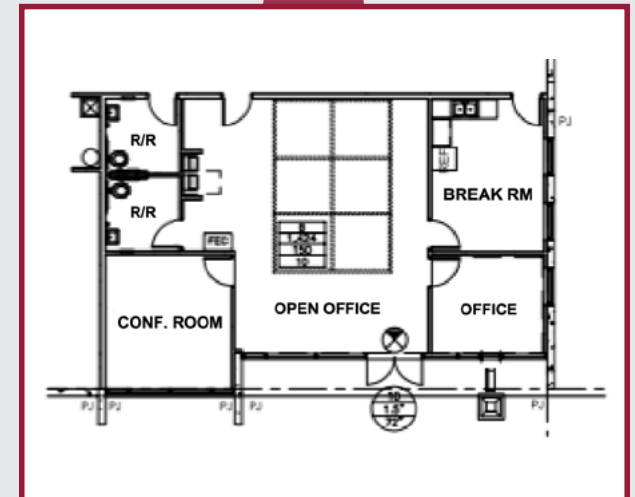
SITE PLAN

△ Grade Doors
○ Dock Doors



BUILDING A

- » Space Available: ±28,730 SF
- » Clear Height: ±28'
- » Dock Doors: 7
- » Grade Doors: 2
- » Sprinklers: ESFR
- » Building Depth: ±130'
- » Parking: ±1.1/1,000
- » Power: 800 Amps
- » Spec Office: ±1,800 SF (Expandable)



NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

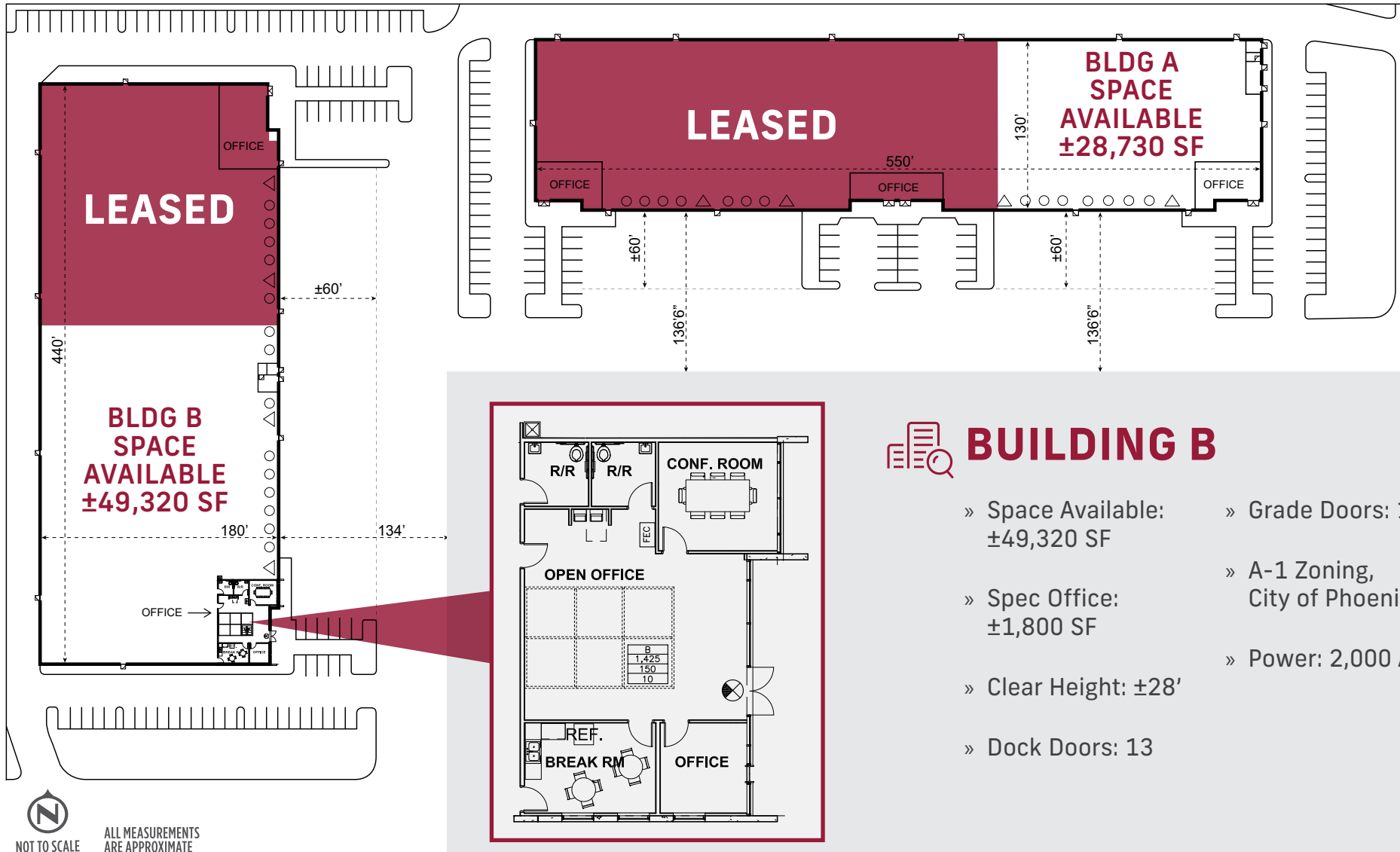
VIAWEST
Group

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CBRE

SITE PLAN

△ Grade Doors
○ Dock Doors





LOCATION FEATURES

- ± 0.5 Miles from I-10 Freeway
- ± 0.5 Miles from SR 143
- ± 1.5 Miles from Sky Harbor Airport
- Within 1 Mile of Two (2) Full Diamond Interchanges

INTERCHANGES

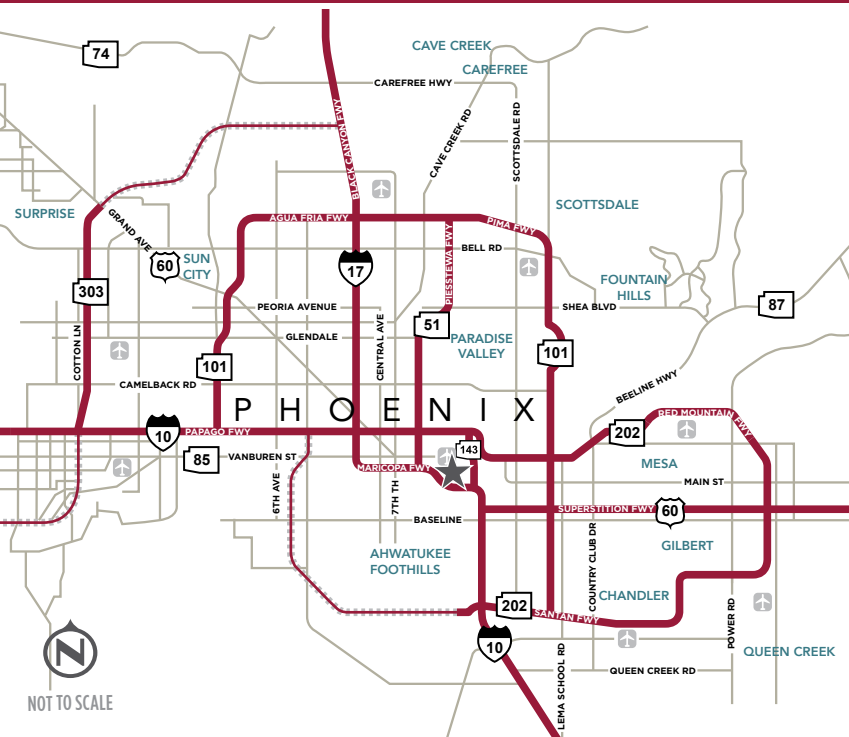
- 40th St/I-10 & University Dr/SR143
- Ten (10) minutes to Arizona State

UNIVERSITY

Abundance of Retail/Amenities

WITHIN TWO (2) MILE RADIUS

Excellent Access to Labor



PROPERTY OVERVIEW

- » ±150,700 SF
- » A-1 Zoning, City of Phoenix
- » ±9.17 Acres
- » SW Gas Available
- » Freeway Access
- » ±0.5 Miles from I-10 Freeway
- » ±0.5 Miles from SR 143
- » Adjacent to Sky Harbor International Airport

FOR MORE
INFORMATION,
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NWC 44TH AND SUPERIOR, PHOENIX, AZ

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