

AVAILABLE FOR LEASE



SOUTH 40 DISTRIBUTION CENTER 26,160 SQUARE FEET

Features:

- Sky Harbor Sub-Market/40th St. Frontage
- 5640 S. 40th Street, Suite 1, Phoenix, Arizona 85040
- 6,500 s.f. office area (Rec./showroom, 14 offices., 2 conference rooms, breakroom, 3 restrooms.
- 400 Amps 277/480V 3PH
- 28' clear height with skylights
- Building and Monument Signage
- Grade level and Truckwell Loading
- Fenced secured gated truck court area with keypad access for after hours.

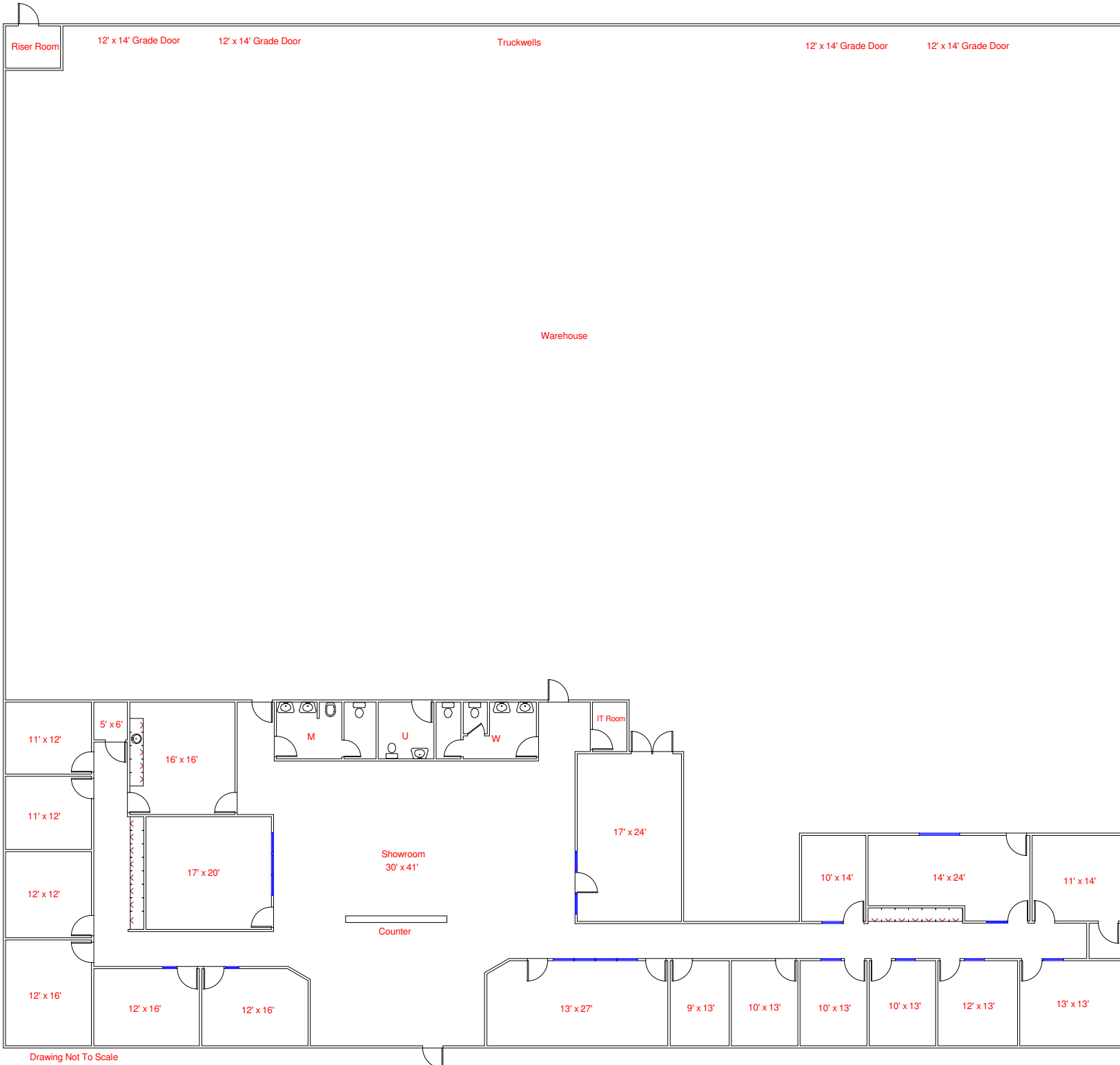
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**Arizona
Industrial
Properties**



Drawing Not To Scale
For Reference Only

5640 S. 40th St., Ste. 1
Approx. 26,160 S.F.