



10400 NORTH 25TH AVE | PHOENIX
SUITES STARTING FROM 14,121 SF TO 66,970 SF



NEW SPECULATIVE DEVELOPMENT COMING SPRING 2027

NEWMARK

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PROPERTY OVERVIEW

Address: 10400 N 25th Ave, Phoenix, AZ

AVAILABILITY

BUILDING A	SF	BUILDING B	SF
SUITE 1	17,177 SF	SUITE 1	15,755 SF
SUITE 2	15,844 SF	SUITE 2	14,121 SF
SUITE 3	15,792 SF	SUITE 3	14,121 SF
SUITE 4	17,932 SF	SUITE 4	16,028 SF
TOTAL	66,745 SF	TOTAL	60,025 SF

BUILDING SPECIFICATIONS



28'
Clear height



Dock-high
Loading



Drive-in doors
and 4 grade level doors



1.25/1,000
Parking Ratio



Spec office
Suites available



Divisible to
14,121 SF
suites



Secured truck
Court with motorized
gate system



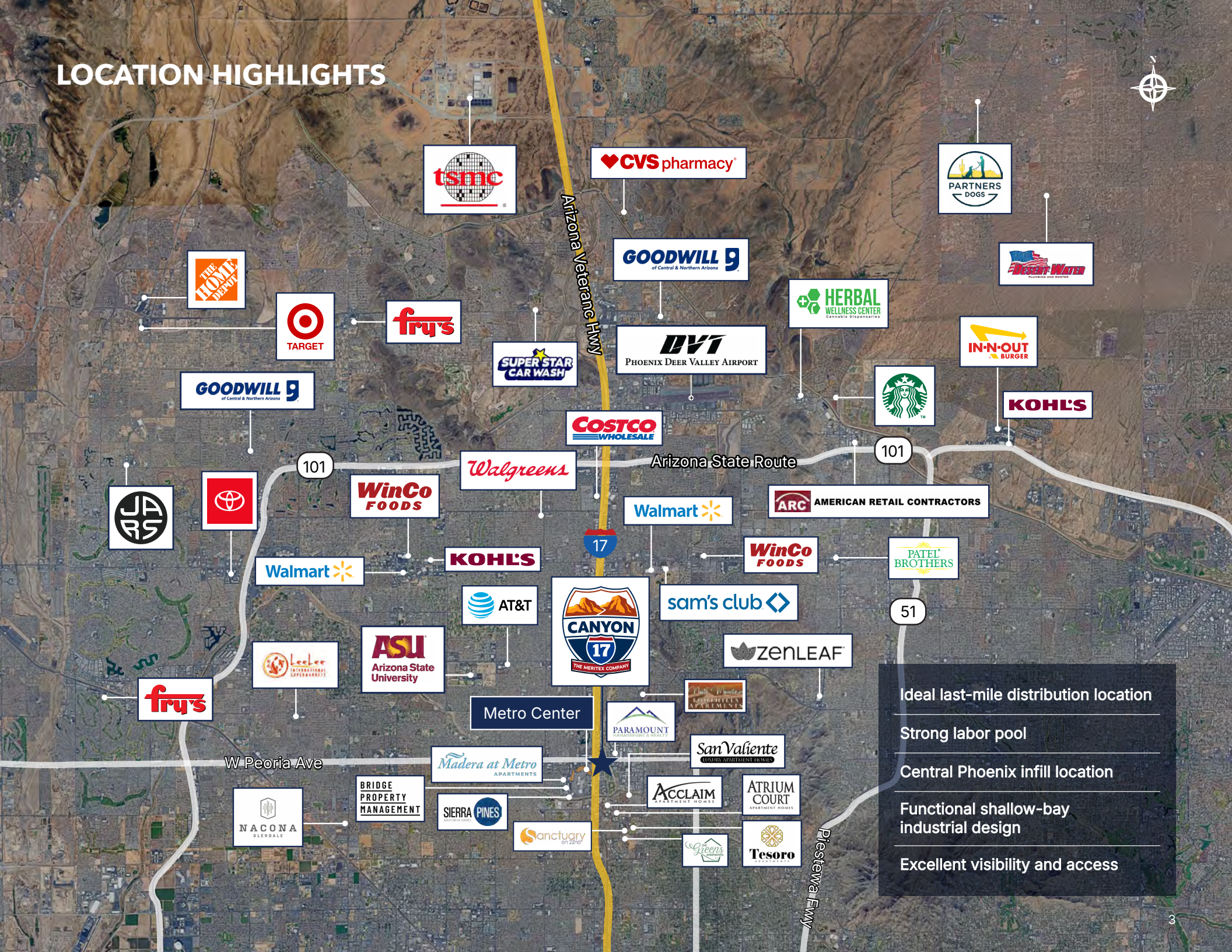
A-1
Zoning

BUILDING B

BUILDING A



LOCATION HIGHLIGHTS



- Ideal last-mile distribution location
- Strong labor pool
- Central Phoenix infill location
- Functional shallow-bay industrial design
- Excellent visibility and access

SITE PLAN

W PEORIA AVE

N 25TH AVE



FLOOR PLAN - BUILDING A ±66,970 SF

FEATURES

28' CLEAR HEIGHT

150' Building Depth

12 Dock-High Doors

6 Dock Positions w/ 40,000 lb
Mechanical Pit Levelers

4 Ramp Drive-In Doors

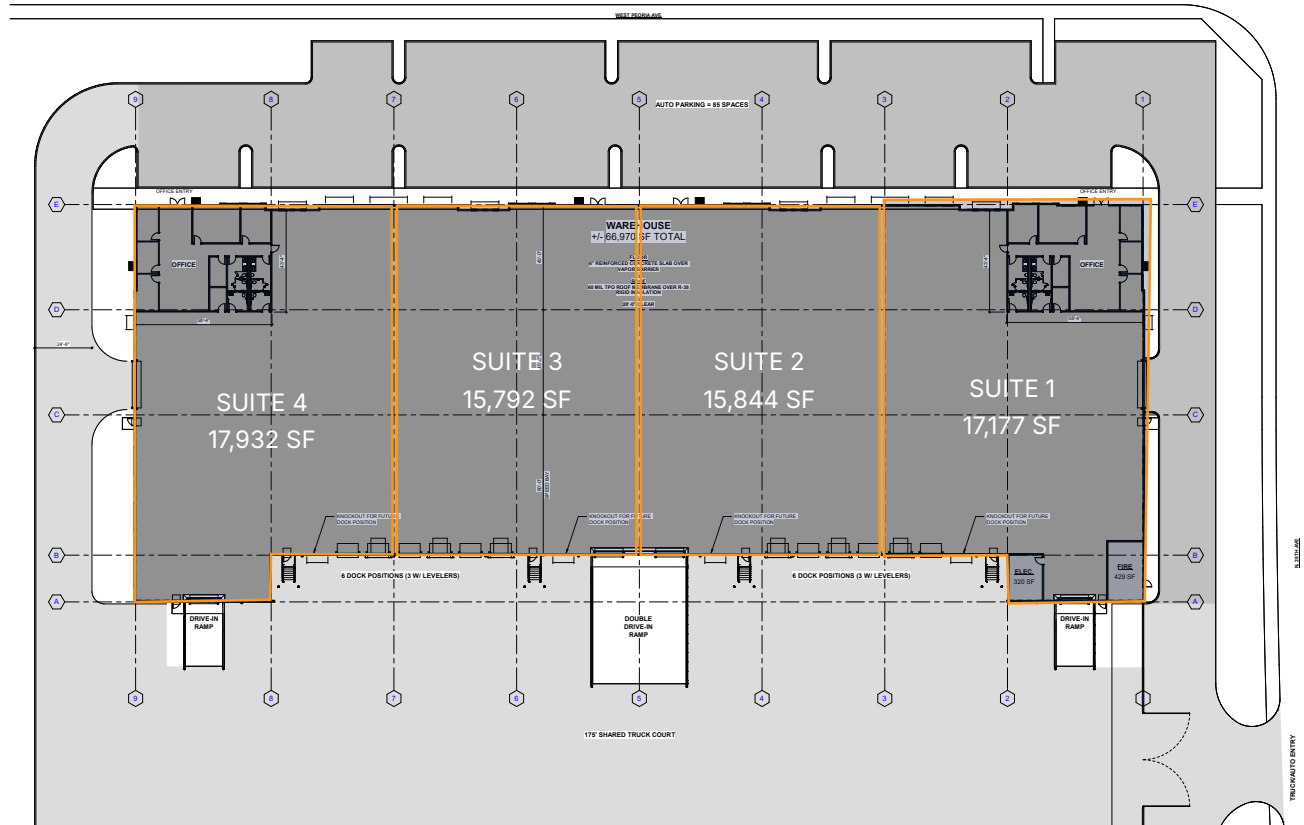
ESFR Fire Sprinkler System

3,000 Amps Power

6" Reinforced Concrete Slab

LED High Bay Lighting (30 Foot-Candles)

HVAC warehouse





FLOOR PLAN - BUILDING B ±59,790 SF

FEATURES

28' CLEAR HEIGHT

135' Building Depth

12 Dock-High Doors

6 Dock Positions w/ 40,000 lb
Mechanical Pit Levelers

4 Ramp Drive-In Doors

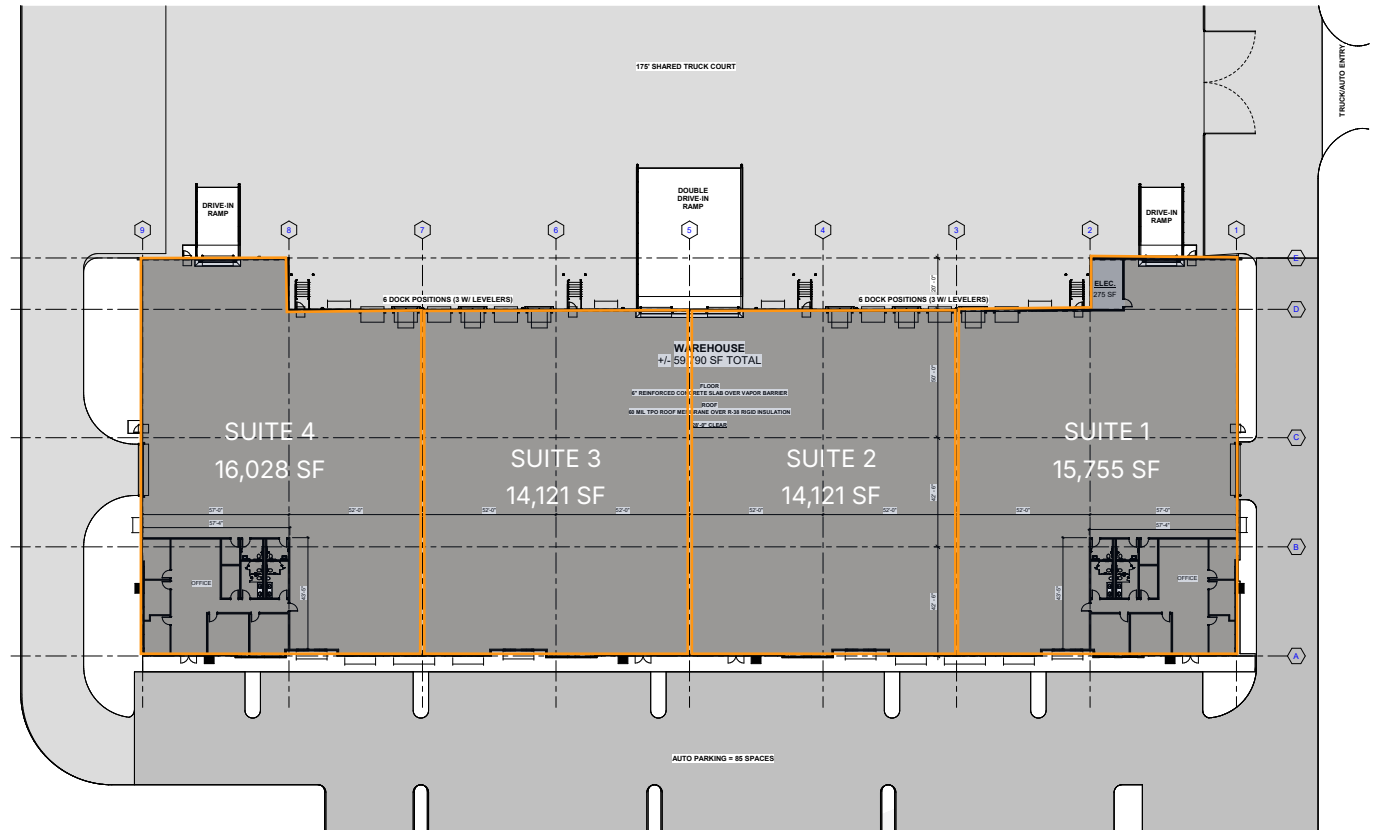
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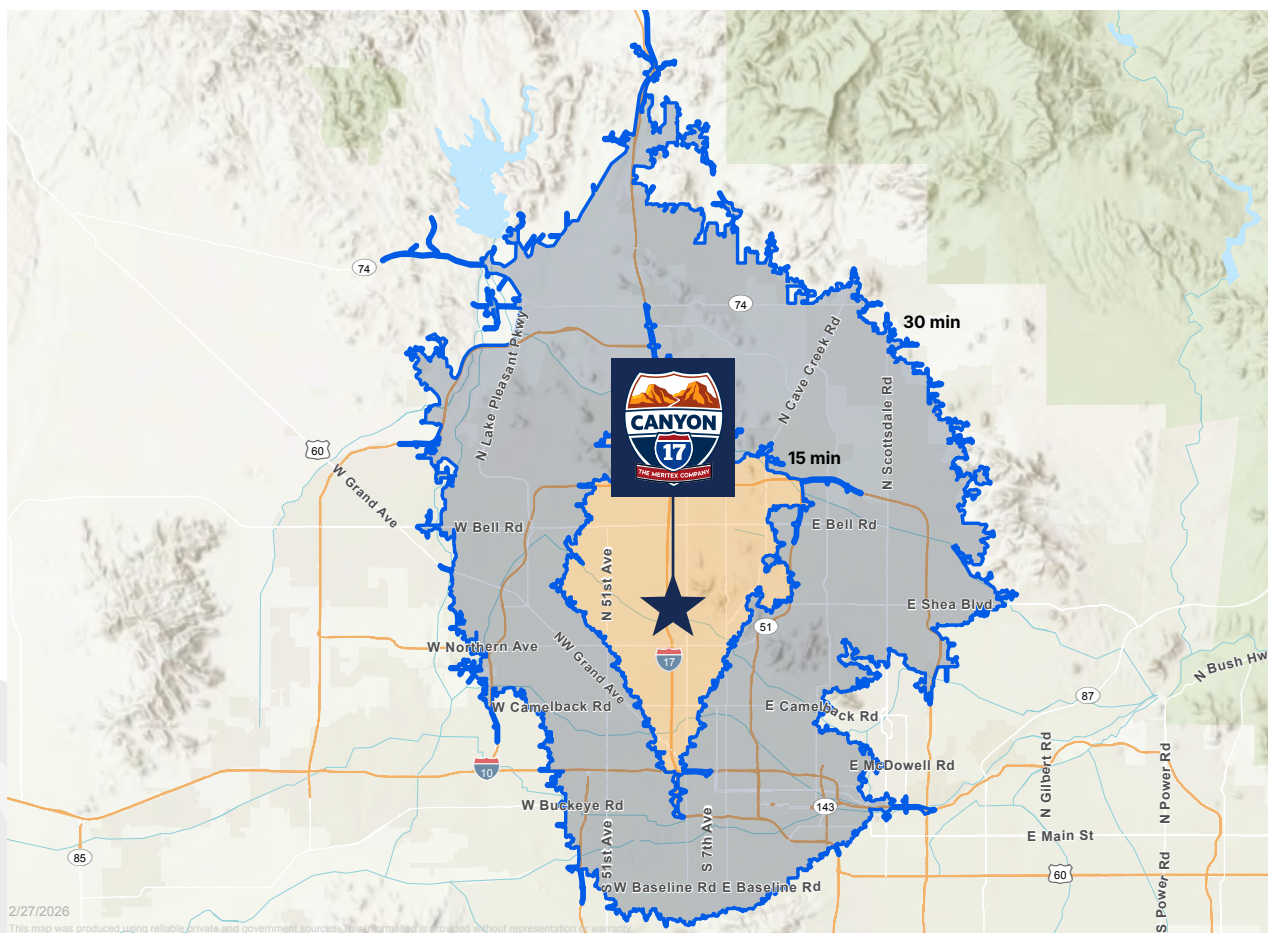
HVAC warehouse





Established infill neighborhood

Drive Time	2020 Total Population	2025 Civ Pop 16+ /Labor Force
15-30	1,414,220	771,517
0-15	612,289	332,763





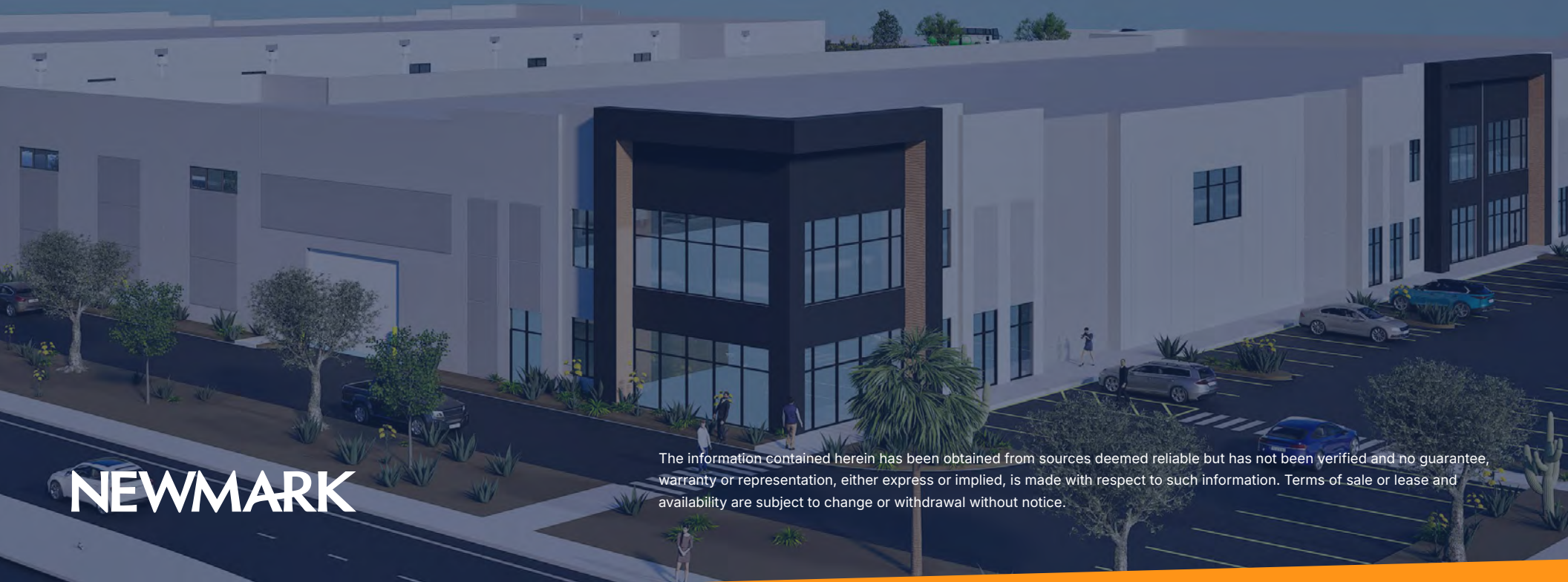
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