



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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CLICK HERE OR  
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TO VIEW PROPERTY VIDEO




# 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

## BUILDING SPECIFICATIONS

 28'  
Clear height


 Dock-high  
Loading


 Drive-in doors  
and 4 grade level doors

 Class A  
Building

 Spec office  
Suites available

 Divisible to  
14,121 SF  
suites

 Secured truck  
Court with motorized  
gate system

 2 buildings totaling  
126,760 SF

BUILDING B

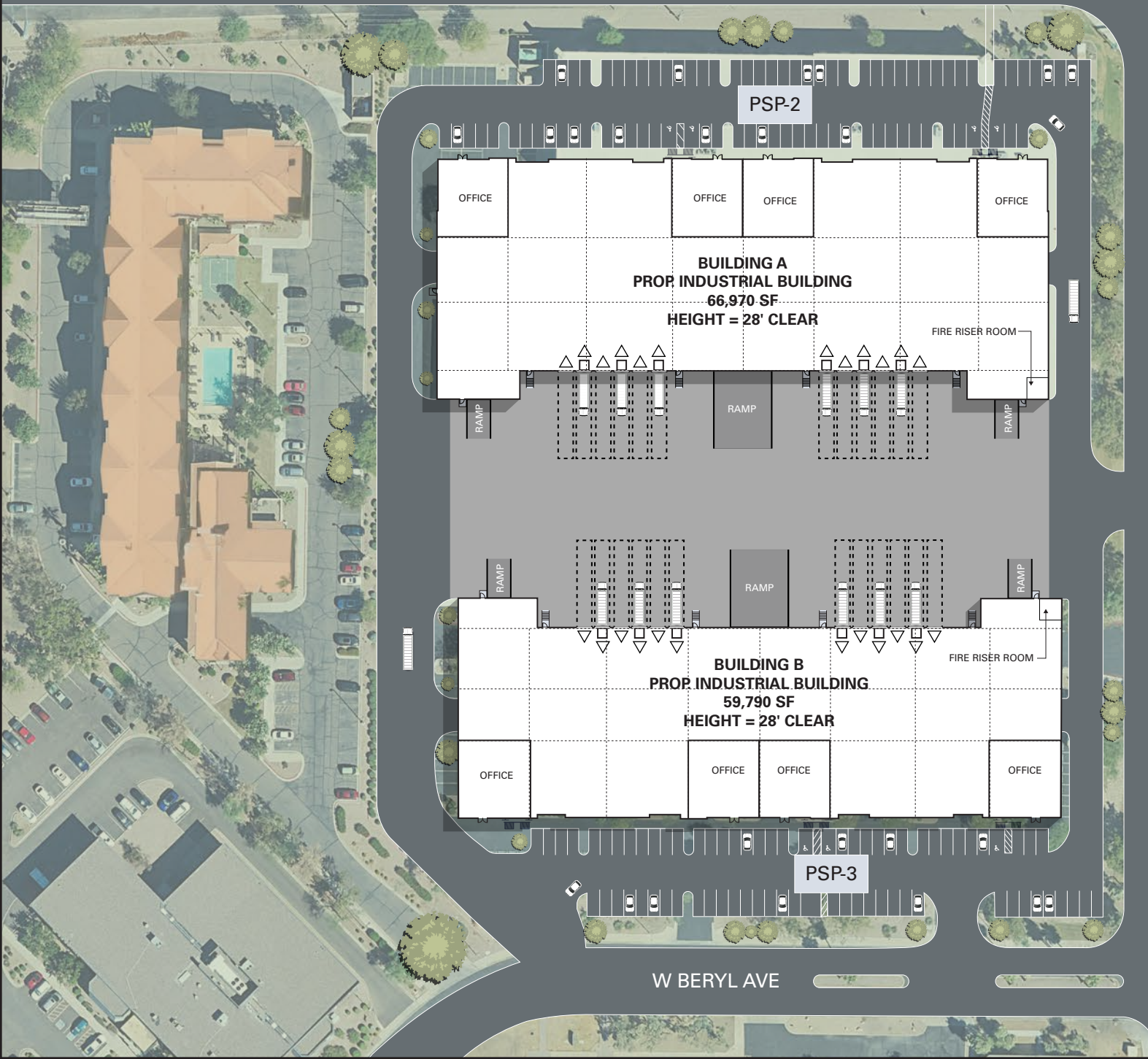
BUILDING A





# SITE PLAN

W PEORIA AVE



PSP-2

OFFICE

OFFICE

OFFICE

OFFICE

**BUILDING A  
PROP INDUSTRIAL BUILDING  
66,970 SF  
HEIGHT = 28' CLEAR**

FIRE RISER ROOM

RAMP

RAMP

RAMP

RAMP

RAMP

RAMP

**BUILDING B  
PROP INDUSTRIAL BUILDING  
59,790 SF  
HEIGHT = 28' CLEAR**

FIRE RISER ROOM

OFFICE

OFFICE

OFFICE

OFFICE

PSP-3

W BERYL AVE

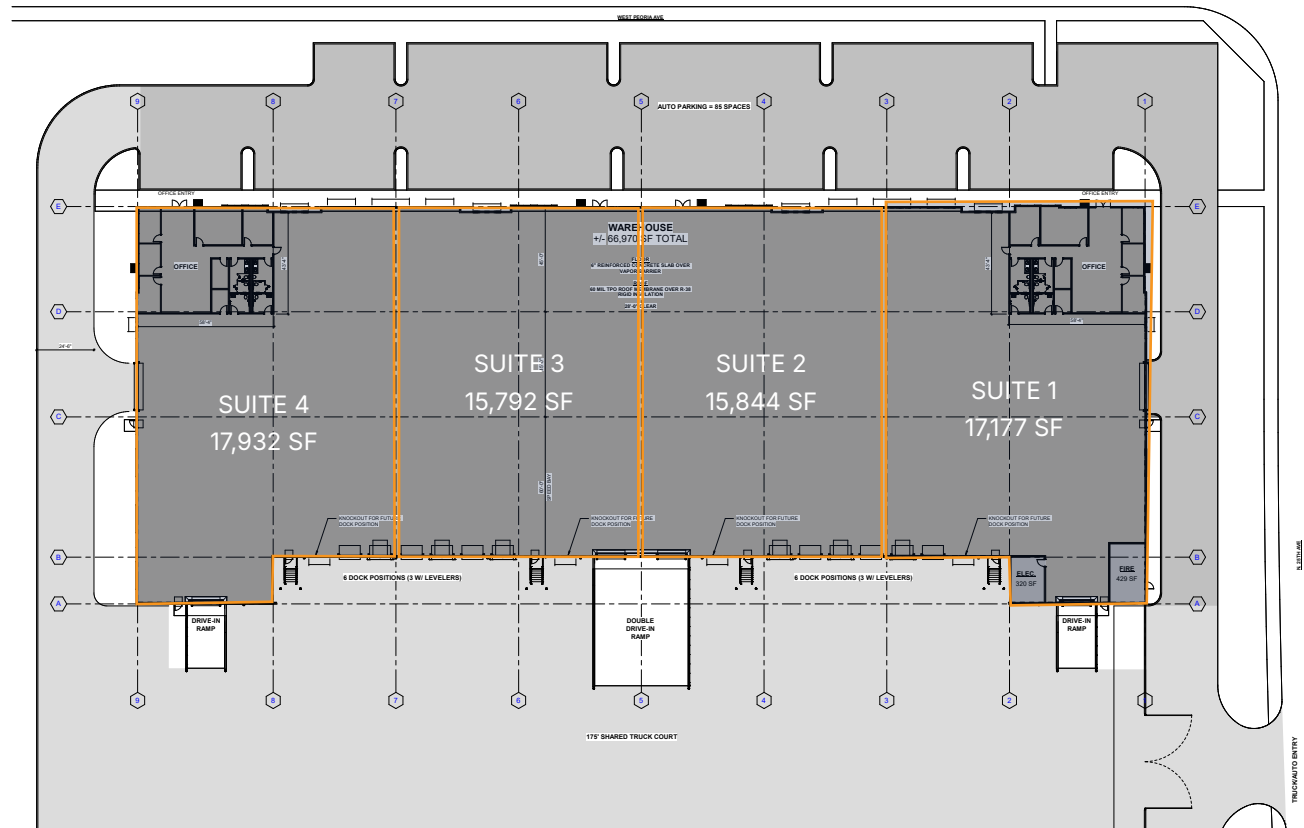
N 25TH AVE





# FLOOR PLAN - BUILDING A ±66,970 SF

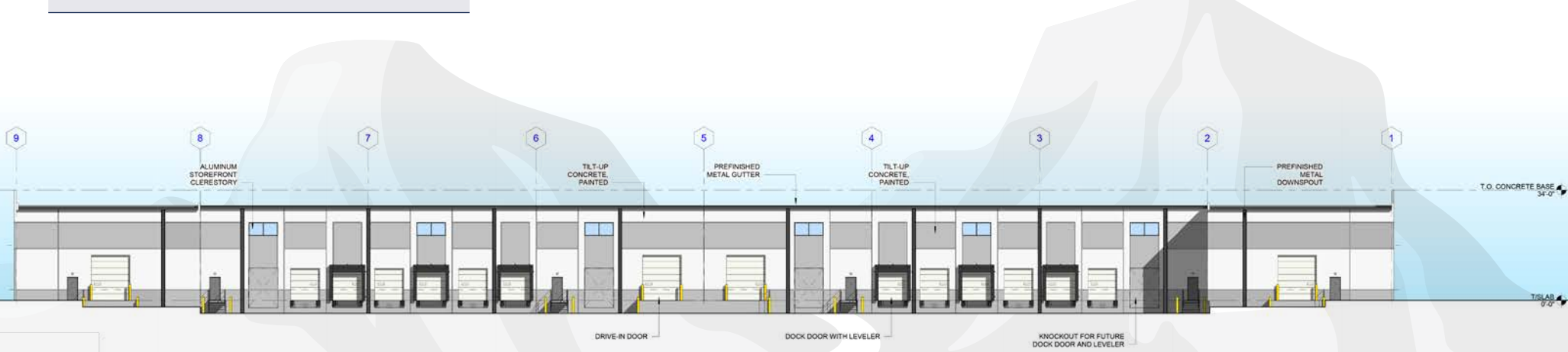
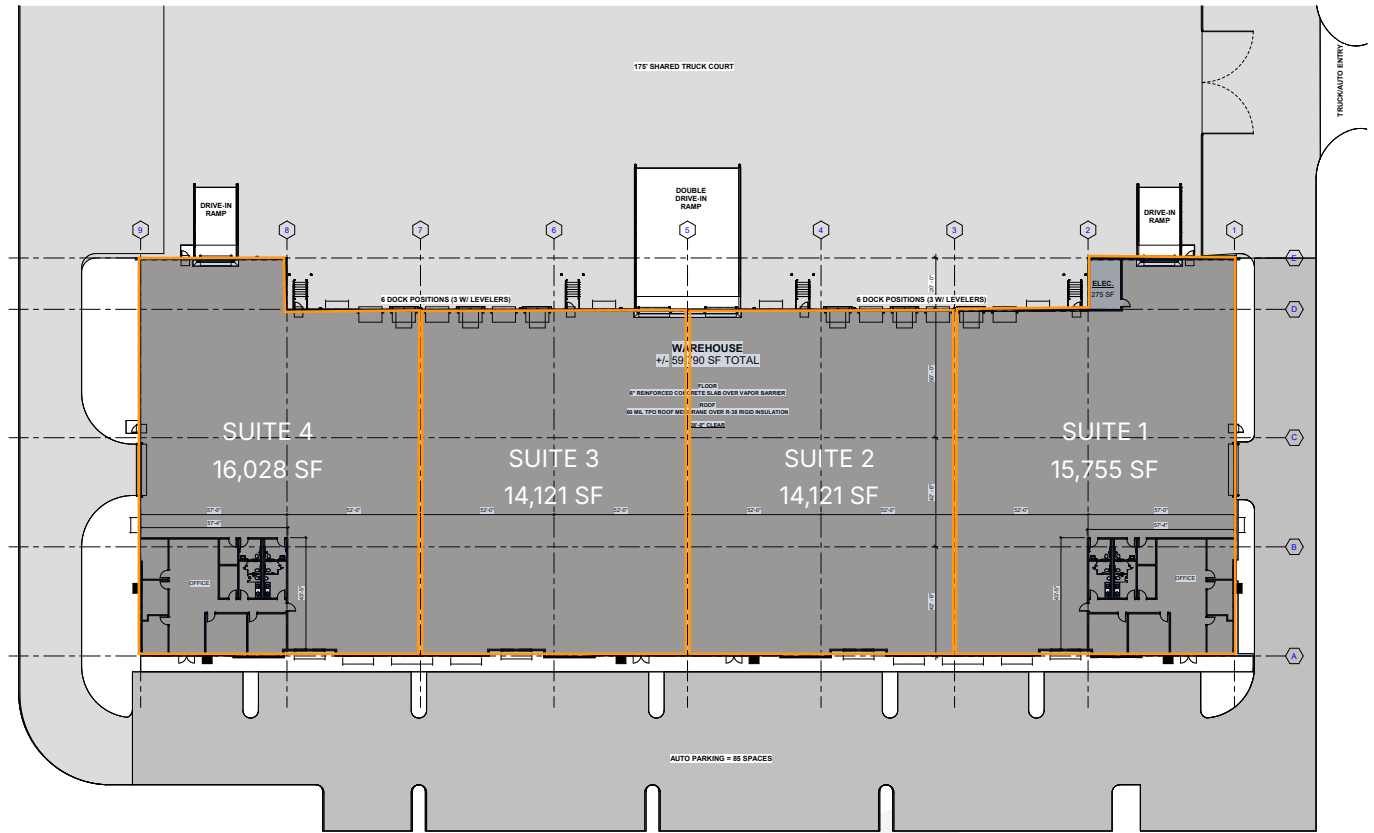
FEATURES
28' CLEAR HEIGHT
150' Building Depth
12 Dock-High Doors
6 Dock Positions w/ 40,000 lb Mechanical Pit Levelers
4 Ramp Drive-In Doors
ESFR Fire Sprinkler System
3,000 Amps Power
6" Reinforced Concrete Slab
LED High Bay Lighting (30 Foot-Candles)
HVAC warehouse





# 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
ESFR Fire Sprinkler System
3,000 Amps Power
6" Reinforced Concrete Slab
LED High Bay Lighting (30 Foot-Candles)
HVAC warehouse



# DEMOGRAPHICS



320K+ people within 5 miles

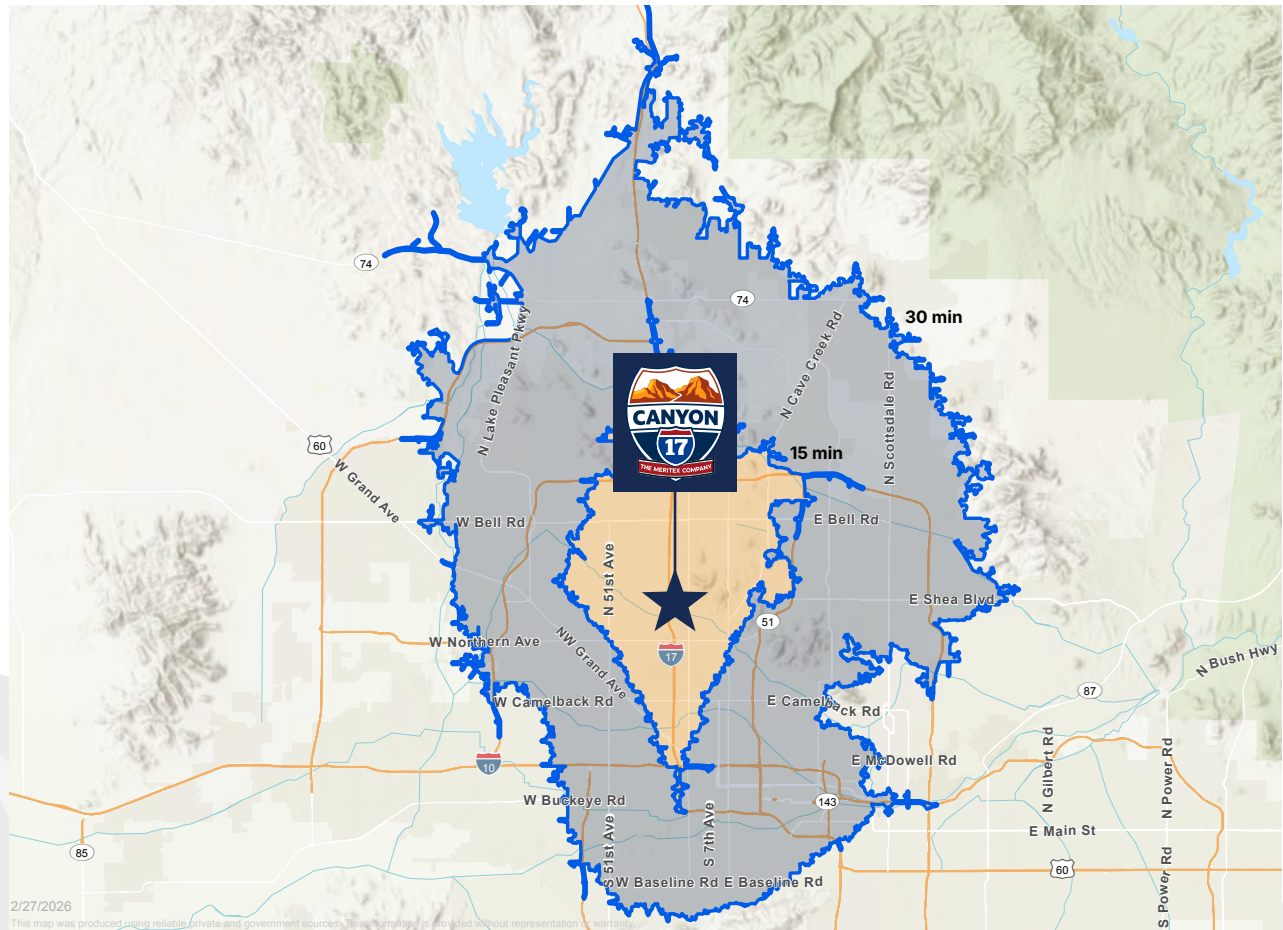


Strong workforce population



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





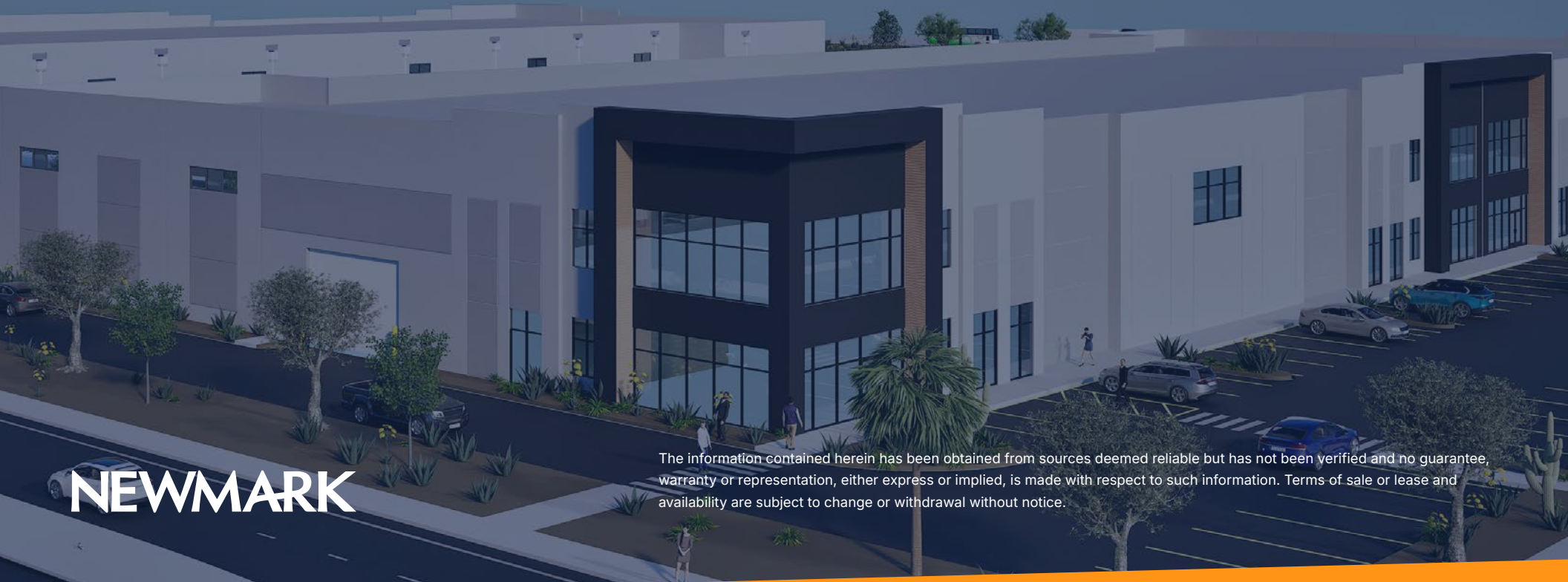
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