



CLARION PARTNERS

For Lease
CBRE

Airport I-10 Business Park
2350 E. Riverview Drive
Phoenix, AZ 85034

Suite #130: ±21,054 Square Feet Available

Move In Ready Condition!



BUILDING HIGHLIGHTS

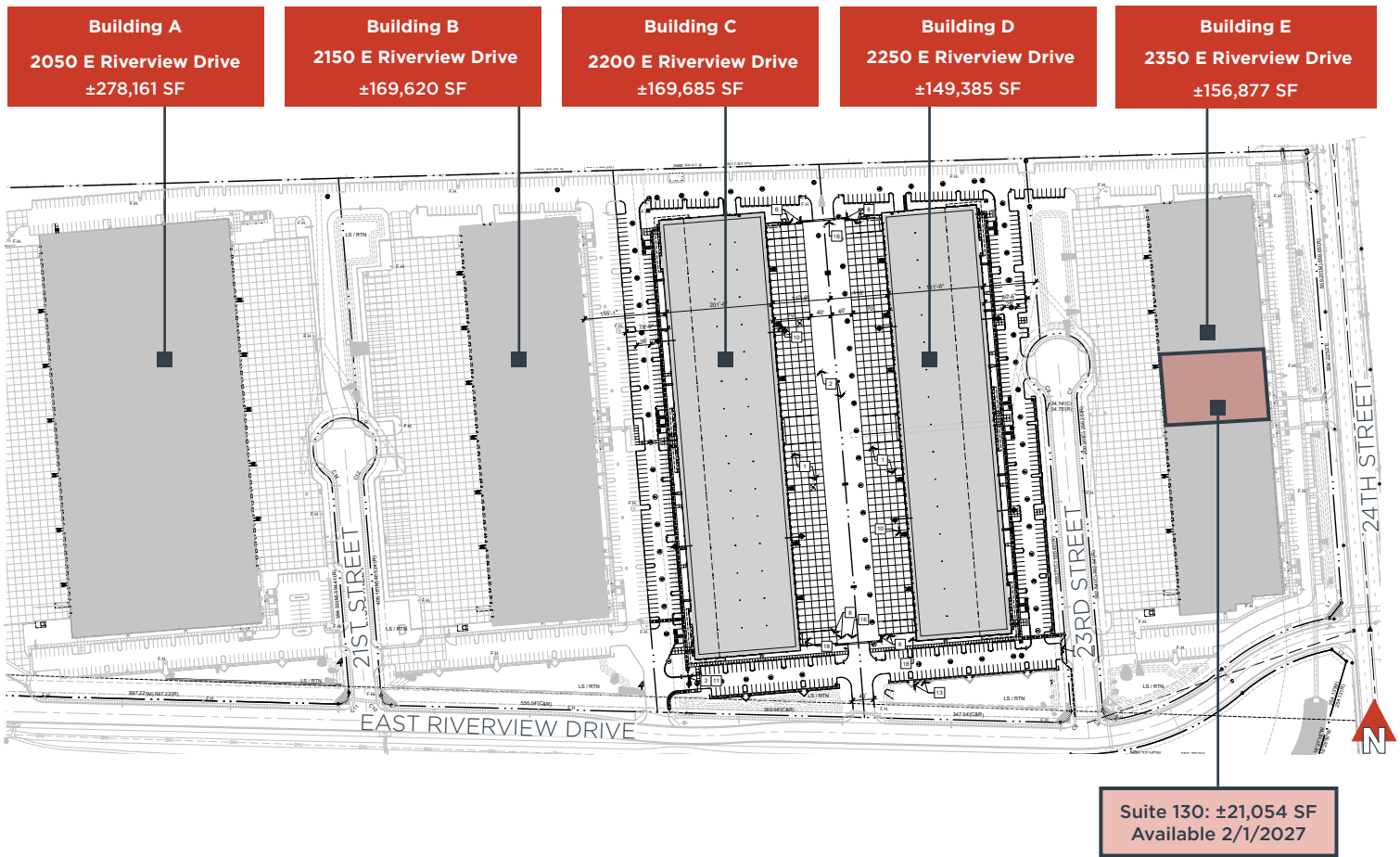
- Available February 1, 2027
- Evaporative Cooled Warehouse
- Fully Fenced/Secured Truck Court Area
- 30' Clear Height
- ESFR Fire Sprinkler System
- Typical Column Spacing: 52' X 60'
- Excellent Loading Options
 - Six (6) 9'X10' Dock High Doors
 - One (1) 12'X14' Grade Level Door





Project Overview

Airport I-10 Business Park is a Class-A, master planned industrial park consisting of 5 buildings totaling ±923,728 SF. This state of the art project is well located in the center of the Phoenix MSA with close proximity to Sky Harbor International Airport and tremendous access to the freeway system via Interstate 10 & Interstate 17.



For more information on this opportunity, please contact:



James Cohn
+602 635 0624
james.cohn@cbre.com



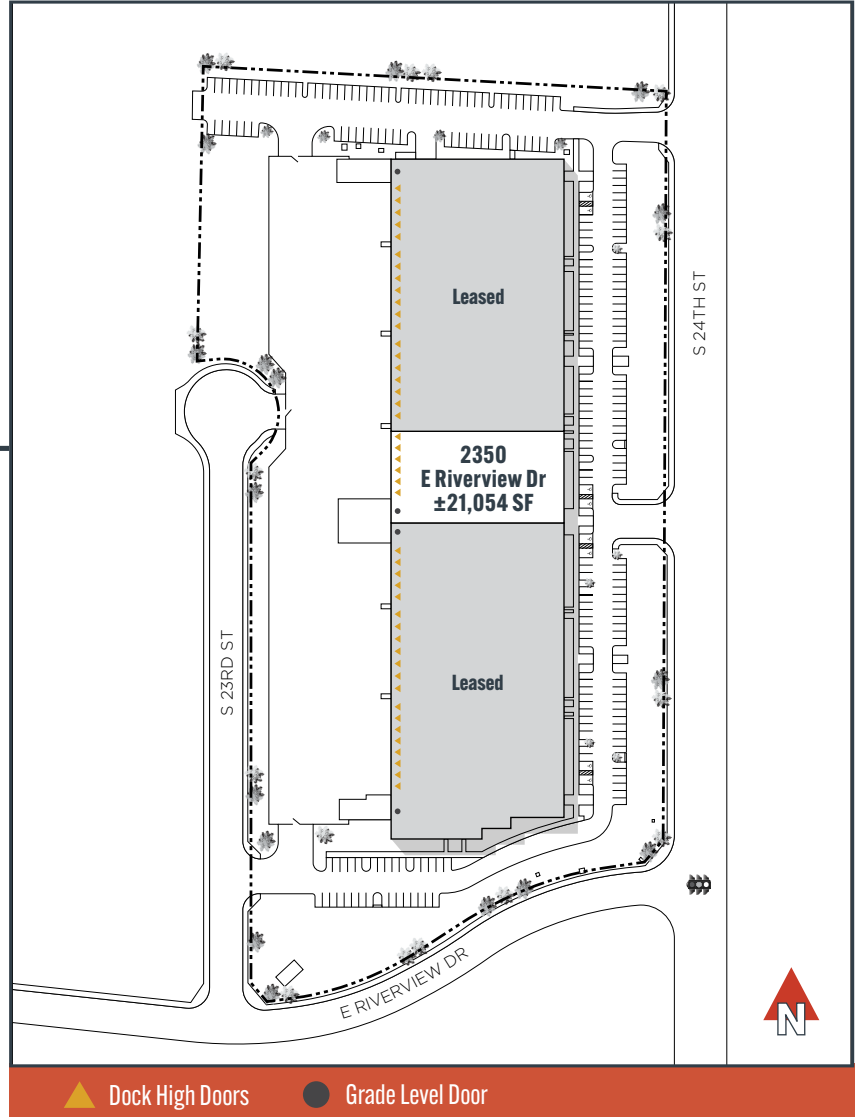
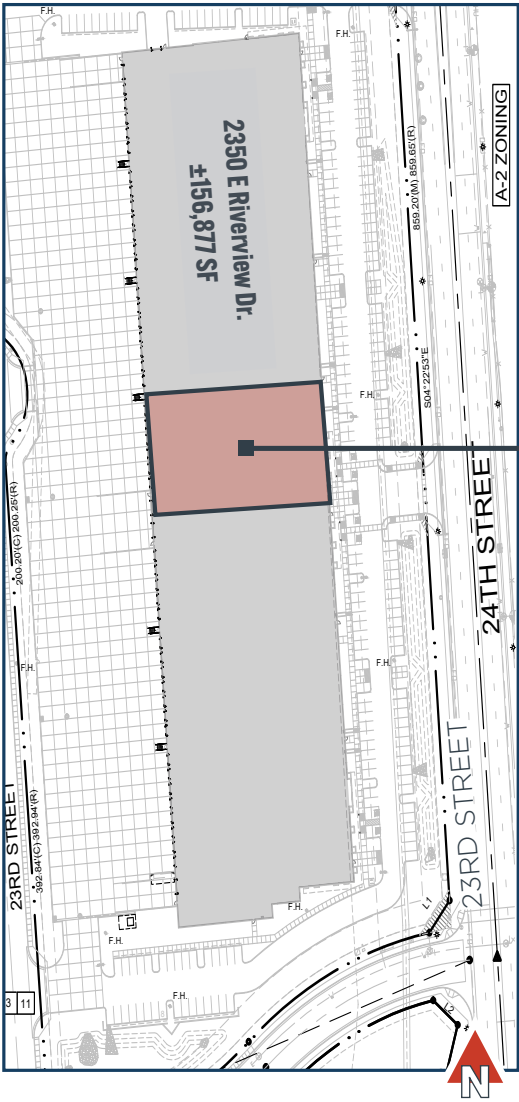
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Building Overview

Suite #130: ±21,054 SF is a part of Building E at Airport I-10 Business Park. This incredibly unique space has an evaporative cooled warehouse, 6 dock high loading doors, 1 grade level door, and a fully fenced/secured truck court area.



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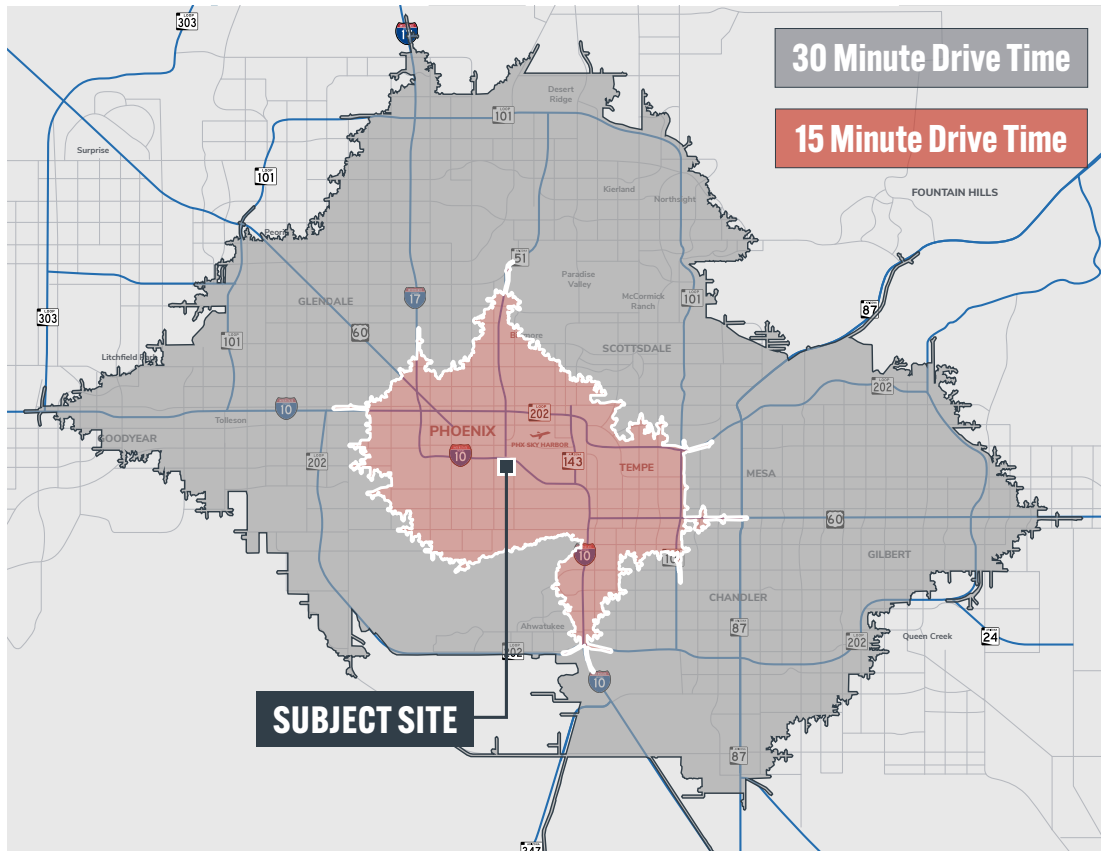
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Demographics - 30 minute drive-time




3,228,442

Population


3,463,531
 Daytime Workers


1,307,896
 Households


\$84,942
 Median Household Income

Location Overview

Airport I-10 Business Park is located in the center of Metro Phoenix less than 1 mile from Sky Harbor International Airport. From this location, employers can attract labor from the entire Metro Phoenix area and can service its customers via convenient access to 6 major freeway systems.

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