



CLARION PARTNERS

For Lease
CBRE

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

Suite #120: ±31,824* Square Feet Available



BUILDING HIGHLIGHTS

- Available November 1, 2026
- 4,522 SF Office (Est.)
- Evaporative Cooled Warehouse
- LED Warehouse Lighting
- Fully Fenced, Secured Truck Court
- ESFR Fire Sprinkler System
- 30' Clear Height
- Typical Column Spacing: 52' x 60'
- Excellent Loading Options:
 - Nine (9) 9'X10' Dock High Doors
 - One (1) 12'X14' Grade Level Door



*Contiguous to ±52,878 SF

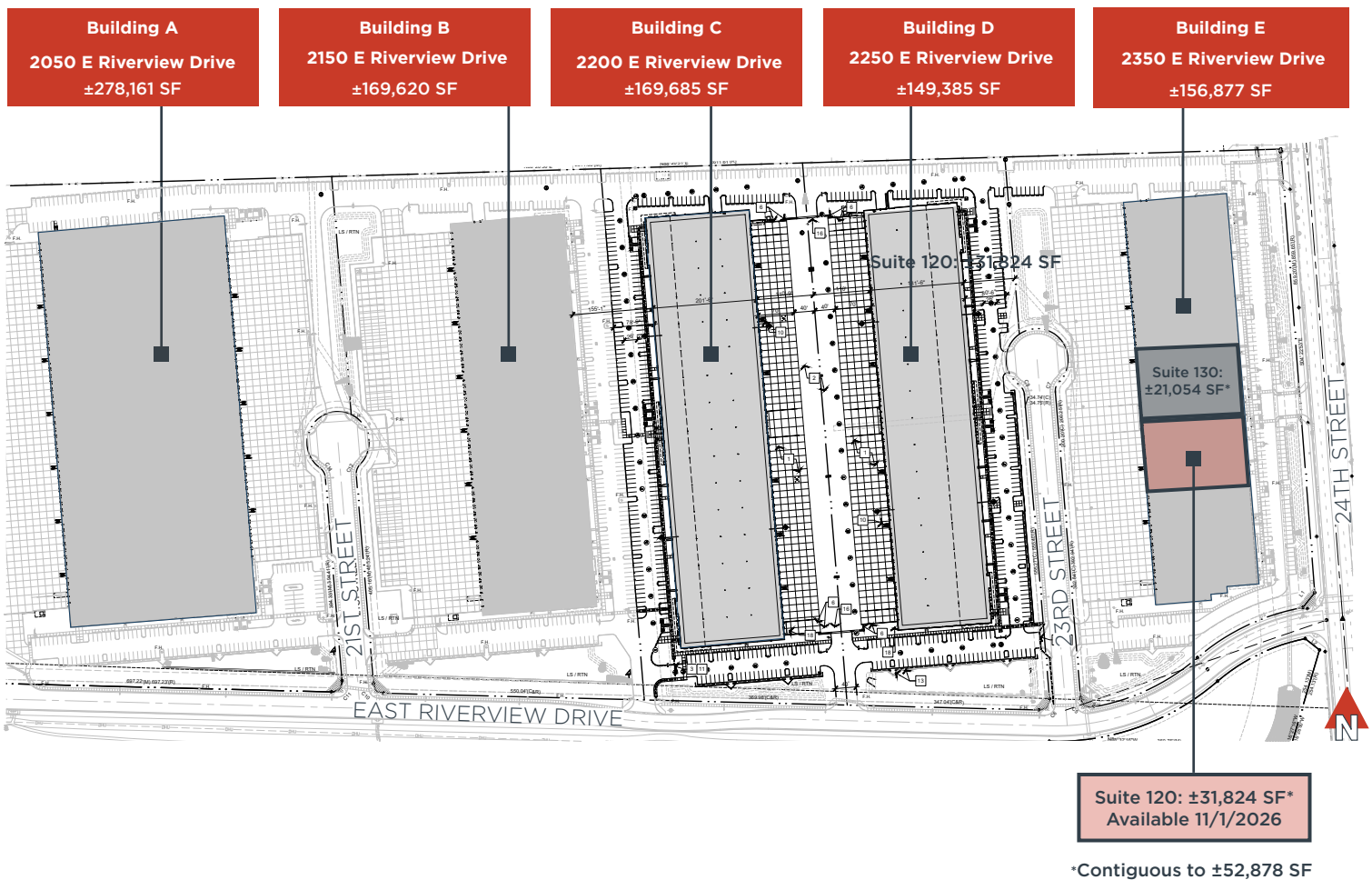


CLARION PARTNERS

Airport I-10 Business Park

Project Overview

Airport I-10 Business Park is a Class-A, master planned industrial park consisting of 5 buildings totaling $\pm 923,728$ 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:

CBRE

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



CLARION PARTNERS

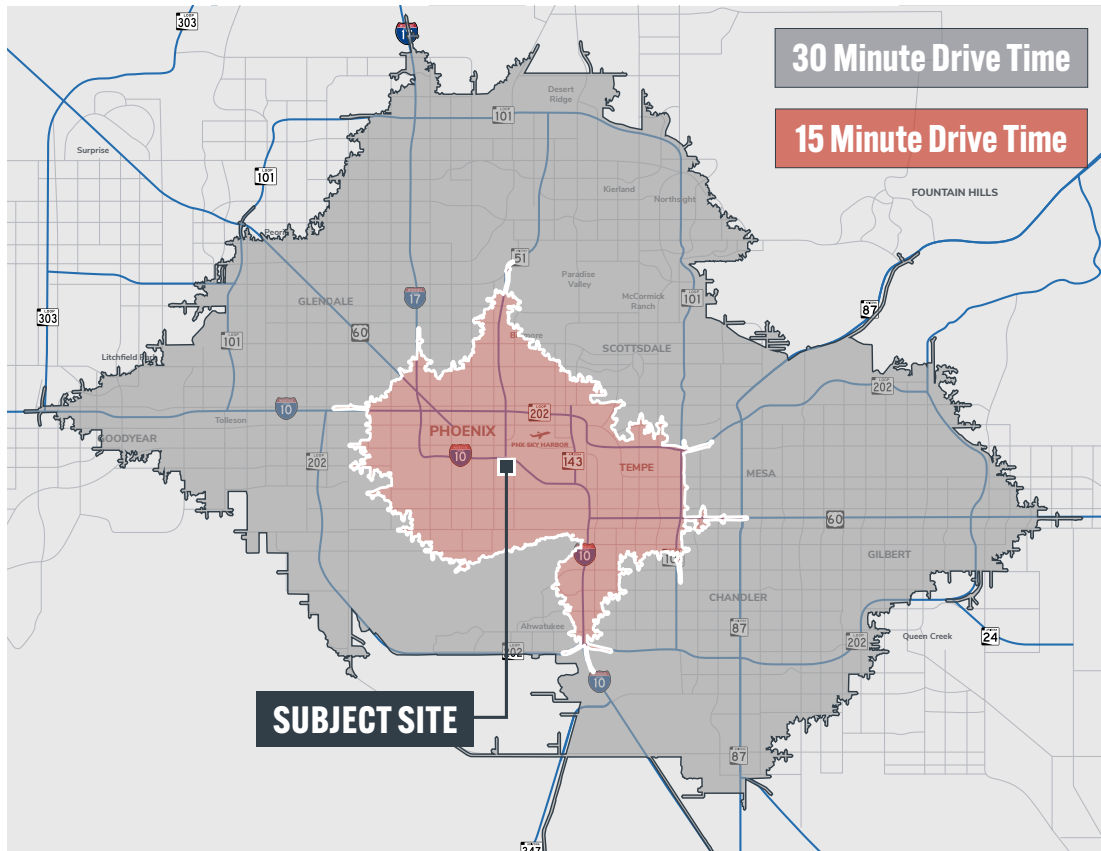
www.clarionpartners.com



CLARION PARTNERS

Airport I-10 Business Park

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.

For more information on this opportunity, please contact:

CBRE

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



CLARION PARTNERS

www.clarionpartners.com