

3302 W WASHINGTON STREET

AVAILABLE
NOW

FOR LEASE | 101,794 SF AVAILABLE

[3302 W Washington Street, Phoenix, AZ 85009](#)



- Strategic, central location within Metro Phoenix
- Business friendly environment
- 10 minutes to Phoenix Sky Harbor Airport

 **IDI Logistics**
CBRE

SITE INFORMATION



3302 W Washington Street is a newly constructed 101,794 SF speculative Class A industrial facility. It features easy access to I-10 and I-17 making it an ideal location for local and regional distribution.

DRIVING DISTANCES

METRO AREAS

Downtown Phoenix 3.5 miles
Tucson..... 115 miles
Las Vegas..... 297 miles
Los Angeles 369 miles

MAJOR ROADS

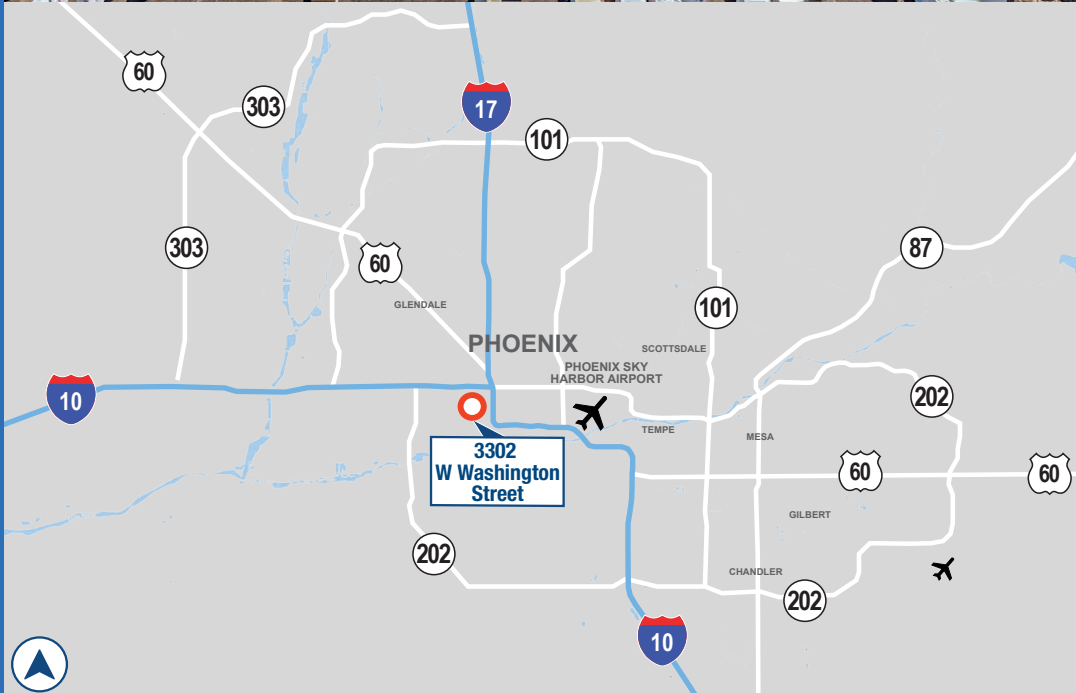
I-10 1.2 miles
I-17 2.2 miles
Loop 202 3.4 miles

AIR

Phoenix Sky Harbor Int'l Airport
..... 8.7 miles

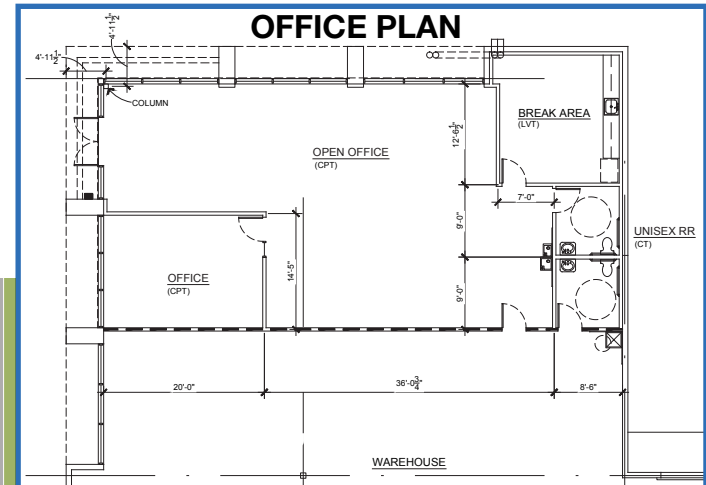
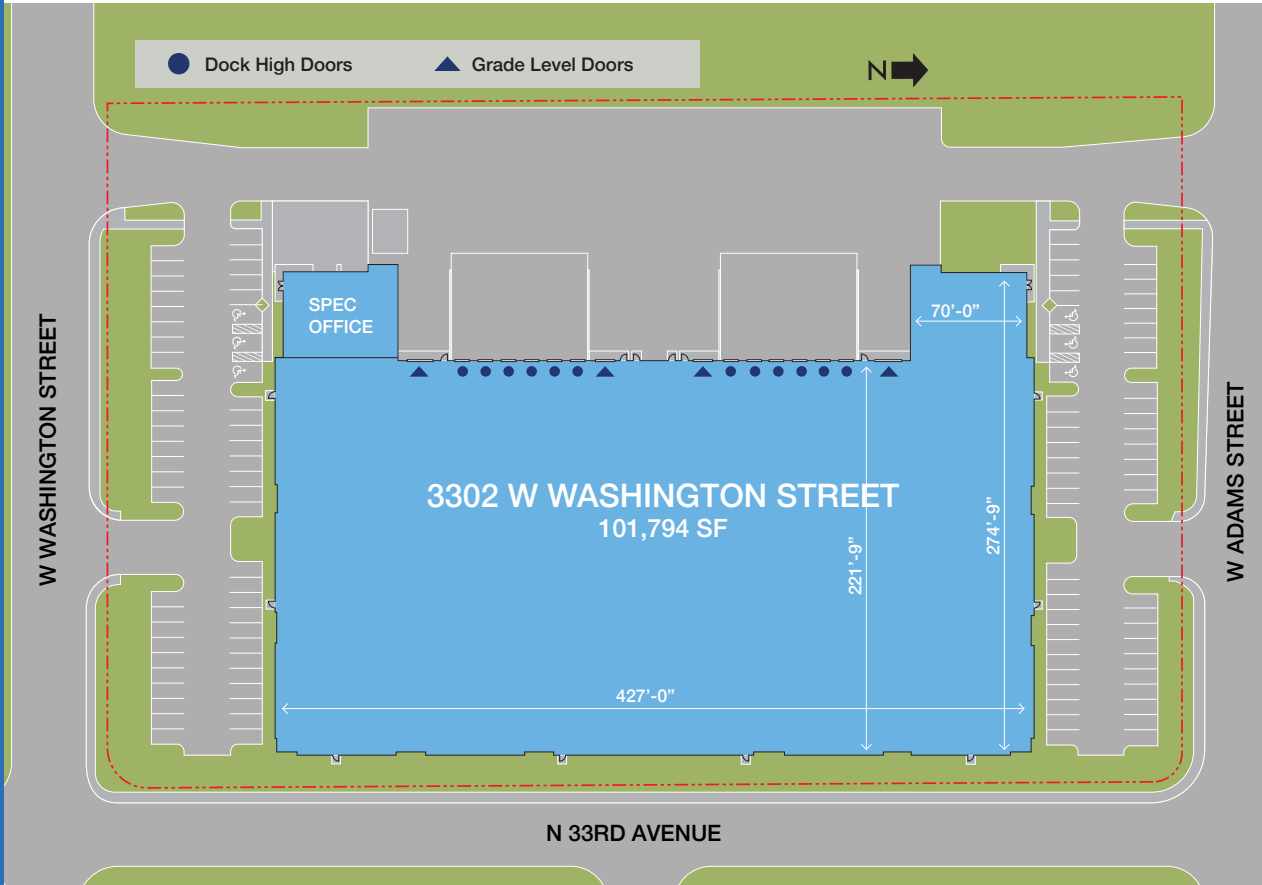
RAIL

BNSF Intermodal 2.3 miles
UP Intermodal..... 4.9 miles



AVAILABLE SPACE

101,794 SQUARE FEET



TOTAL BUILDING: 101,794 SF

SPEC OFFICE: 2,014 SF

CLEAR HEIGHT: 32'

DOCKS: 12 (9' x 10')

DRIVE-IN DOORS: 4 (12' x 14')

BUILDING DIMENSIONS: 427' x 222'

TRUCK COURT: 140' (fully secure)

AUTO PARKING: 138 spaces

POWER: 3,000 amp service (expandable to 6,000 amps)

FIRE SPRINKLER: ESFR

ZONINGS: A-1 (City of Phoenix)

INSULATION: R30 on roof R13 on walls

HVAC THROUGHOUT

LED LIGHTING THROUGHOUT

SITE FEATURES

- Strategic, central location within Metro Phoenix
- Business friendly environment
- Competitive tax environment
- Access to transportation hubs, including Union Pacific & BNSF
- 10 minutes to Phoenix Sky Harbor Airport
- Proximity to strong labor demographics
- Site offers access to significant power supply

BUILDING LOCATION



BUILDING LOCATION



Phoenix, Arizona

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For more information, or to set up a tour, please contact:

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IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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