



Building Type:	Industrial
Available SF:	1,302,434
Total SF:	1,302,434
Last Updated:	May 7, 2025

Realtor/Owner Contact

Pat Feeney  
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Property and Area Description

1,302,434 SF For Sublease +/-3,866 SF Office +/-40 Clear Height 233 (+/-9 x +/-10) Dock Doors 8 (+/-12 x +/-14) Grade Level Doors (2) 3,000 Amps 277/480 V (Expandable) (Gated & Secure Full Concrete Truck Courts Dimensions: +/-570 x +/-2362 Column Spacing: +/-56 x +/-56 with +/-60 Speed Bays +/-8 Floor Slab 60 mil TPO Roof with 20 Year Warranty R-38 Roof Insulation ESFR Fire Sprinkler System Truck Courts: +/-190 Auto Parking: Up to +/-1,844 5 Separate Truck Entries 22 Dock Packages 30 Fans with Swing Lights 30 Fork Lifts 6 Big Ass Fans Access from I-10, Cotton Lane interchange, & Arizona 85 Planned SR 30 South of Property Opportunity Zone Foreign Trade Zone Possible

Population

	<b>419,788</b> 10 Mile Radius	<b>1,738,702</b> 20 Mile Radius	<b>3,092,362</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>131,804</b> 10 Mile Radius	<b>587,820</b> 20 Mile Radius	<b>1,145,917</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: Michelle (Shelly) Huckfeldt  
Rail Contact Phone: 402-233-3503  
Rail Contact Email: mmhuckfe@up.com

Property Images

