



## 40 South 45th Avenue Phoenix, AZ

### PROPERTY SPECIFICATIONS

- Building Size: 105,107 SF (465' x 226')
- Office: 12,050 SF
- Site: ±7.5 Acres
- Year Built: 1975/2003
- Construction: Pre-Engineered Steel
- Clear Height: 22'
- Electrical: 2000 Amp
- Exterior Docks: 6
- Drive-in Doors: 6
- Car Parking: 89





OWNED AND MANAGED BY BECKNELL INDUSTRIAL

**CHICAGO OFFICE**

120 East Burlington Avenue  
La Grange, IL 60525  
P: 708.443.9300

**INDIANAPOLIS OFFICE**

2750 East 146th Street, Suite 200  
Carmel, IN 46033  
P: 317.669.6000

**SOUTH FLORIDA OFFICE**

25 Seabreeze Avenue, Suite 302  
Delray Beach, FL 33483  
P: 561.279.1840