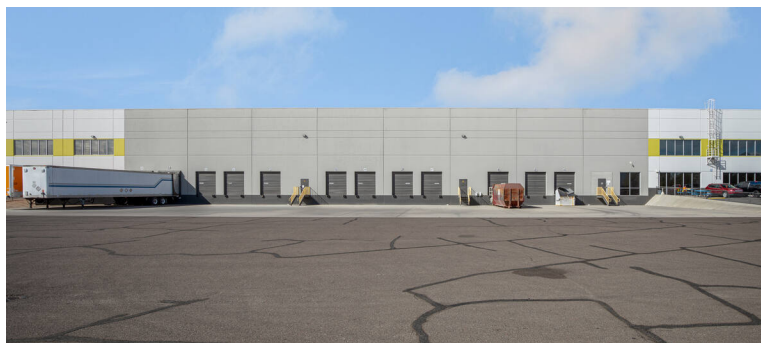


ESTRELLA DISTRIBUTION CENTER

801 SOUTH 75TH AVENUE • PHOENIX, AZ 85043



- Spanning 21.27 acres, offering ample space for warehousing, logistics, and distribution operations
- Near I-10 and Loop 202, providing seamless connectivity to major distribution routes in the Phoenix metro area
- Features 30' clear height and 315 parking spaces, maximizing operational efficiency and convenience
- A premier industrial facility designed for businesses needing high-capacity distribution and excellent freeway access

Property Summary

AVAILABLE SF	SF
BUILDING SIZE	331,398 SF
MARKET	Phoenix

For more information, please contact:

RICKY BORANE

LEASING MANAGER
BKM MANAGEMENT COMPANY
P. 602.362.0803
E. RBORANE@BKMMGMT.COM

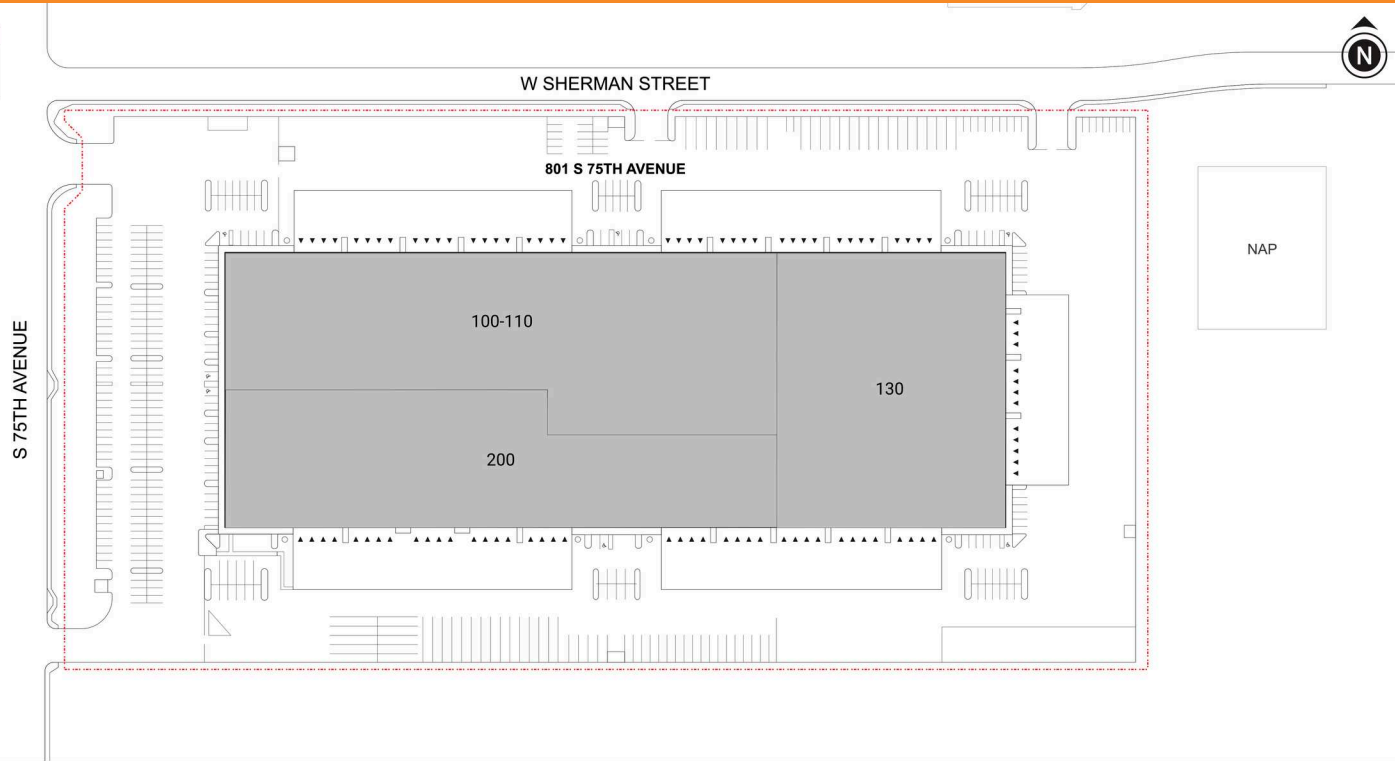
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LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
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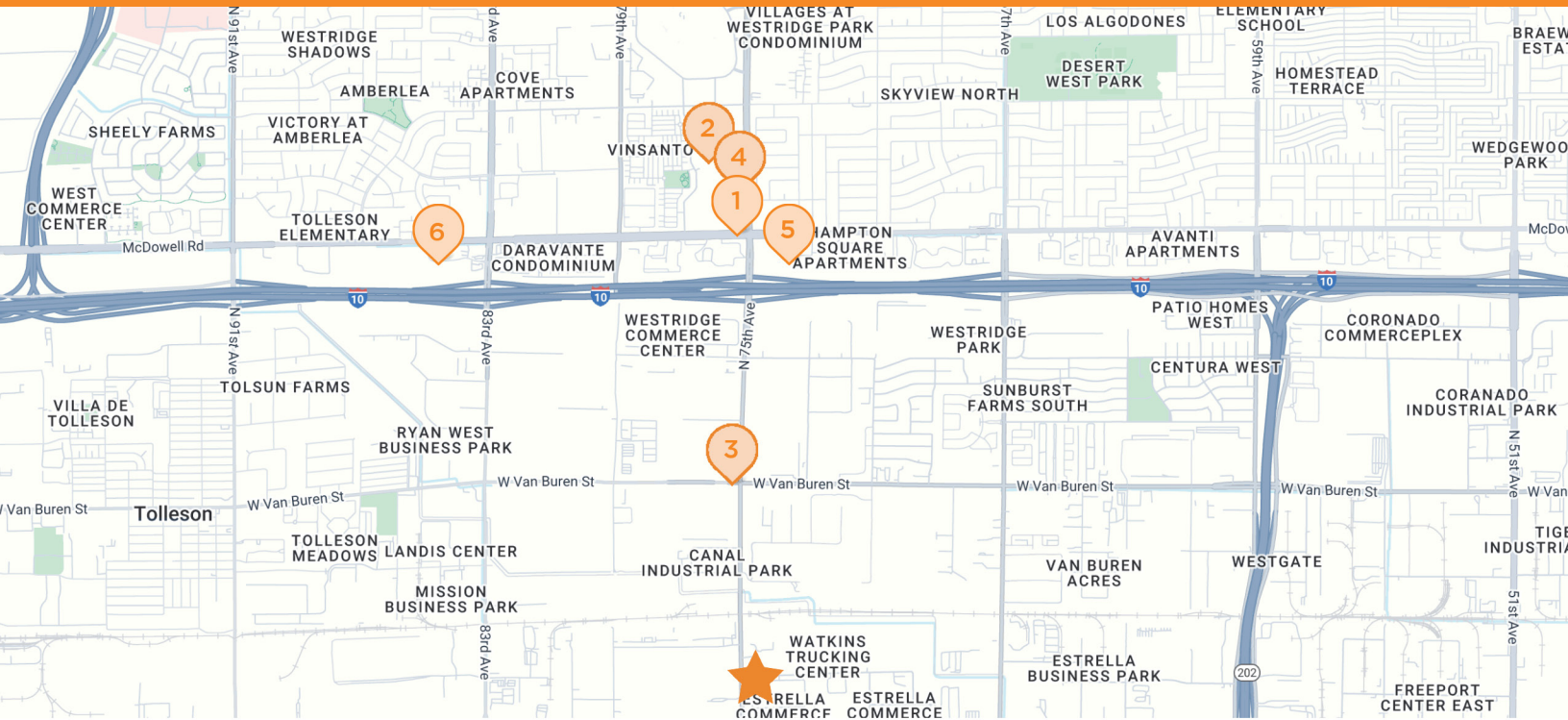
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 **ESTRELLA DISTRIBUTION CENTER**
801 South 75th Avenue, Phoenix, AZ 85043

 **1 STARBUCKS**
1610 N 75th Ave
Phoenix, AZ

 **2 WALMART SUPERCENTER**
2020 N 75th Ave
Phoenix, AZ

 **3 QUIKTRIP**
400 N 75th Ave
Phoenix, AZ

 **4 U.S. BANK BRANCH**
1820 N 75th Ave
Phoenix, AZ

 **5 THE HOME DEPOT**
7333 W McDowell Rd
Phoenix, AZ

 **6 BEST WESTERN**
8421 W McDowell Rd
Tolleson, AZ