

# 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

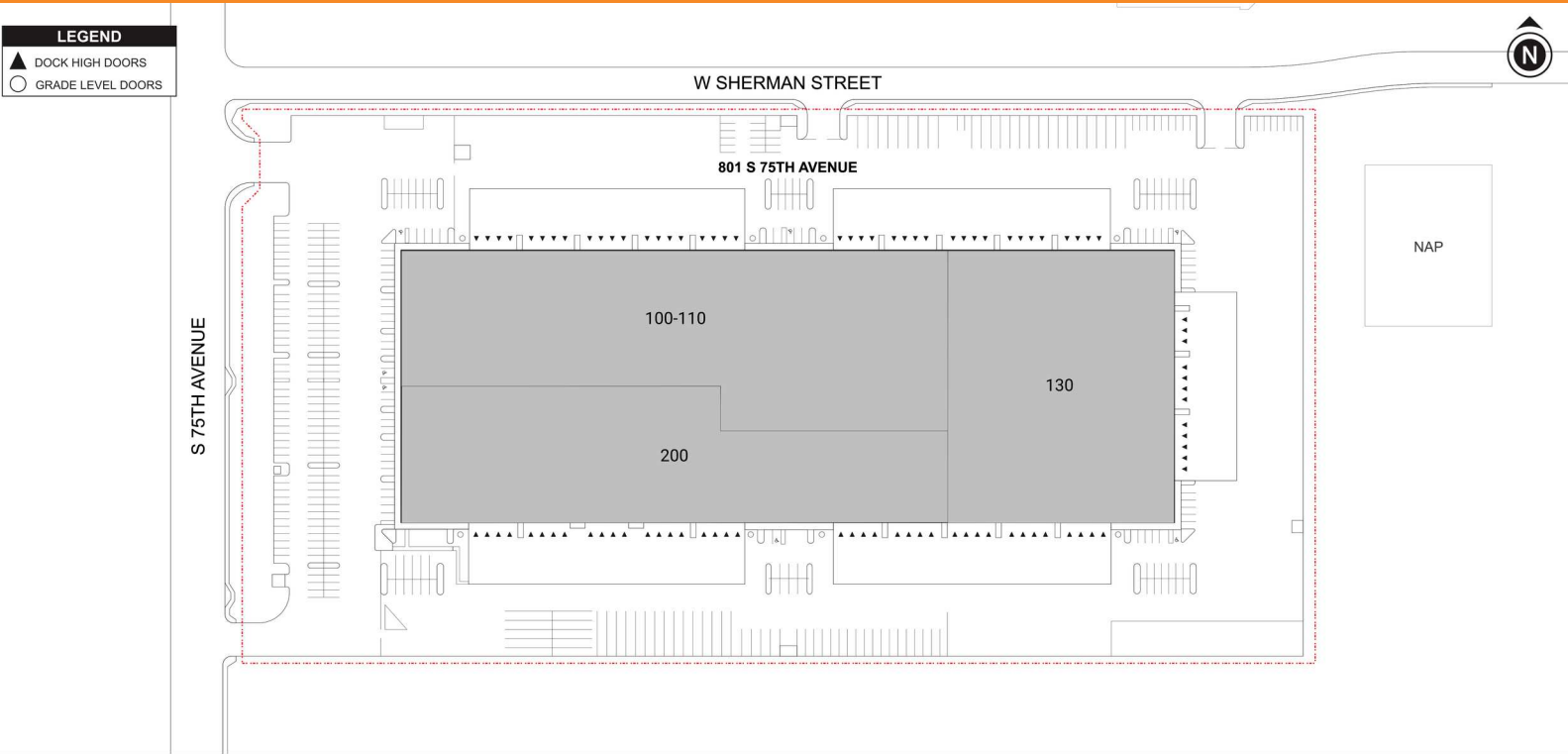
|               |            |
|---------------|------------|
| AVAILABLE SF  | SF         |
| BUILDING SIZE | 331,398 SF |
| RENOVATED     | 2025       |
| MARKET        | Phoenix    |

For more information, please contact:

**RICKY BORANE**  
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## Current Availabilities

AVAILABLE OCCUPIED

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
|----------|-------|------------|-------------|----------|------|----------|----|----|

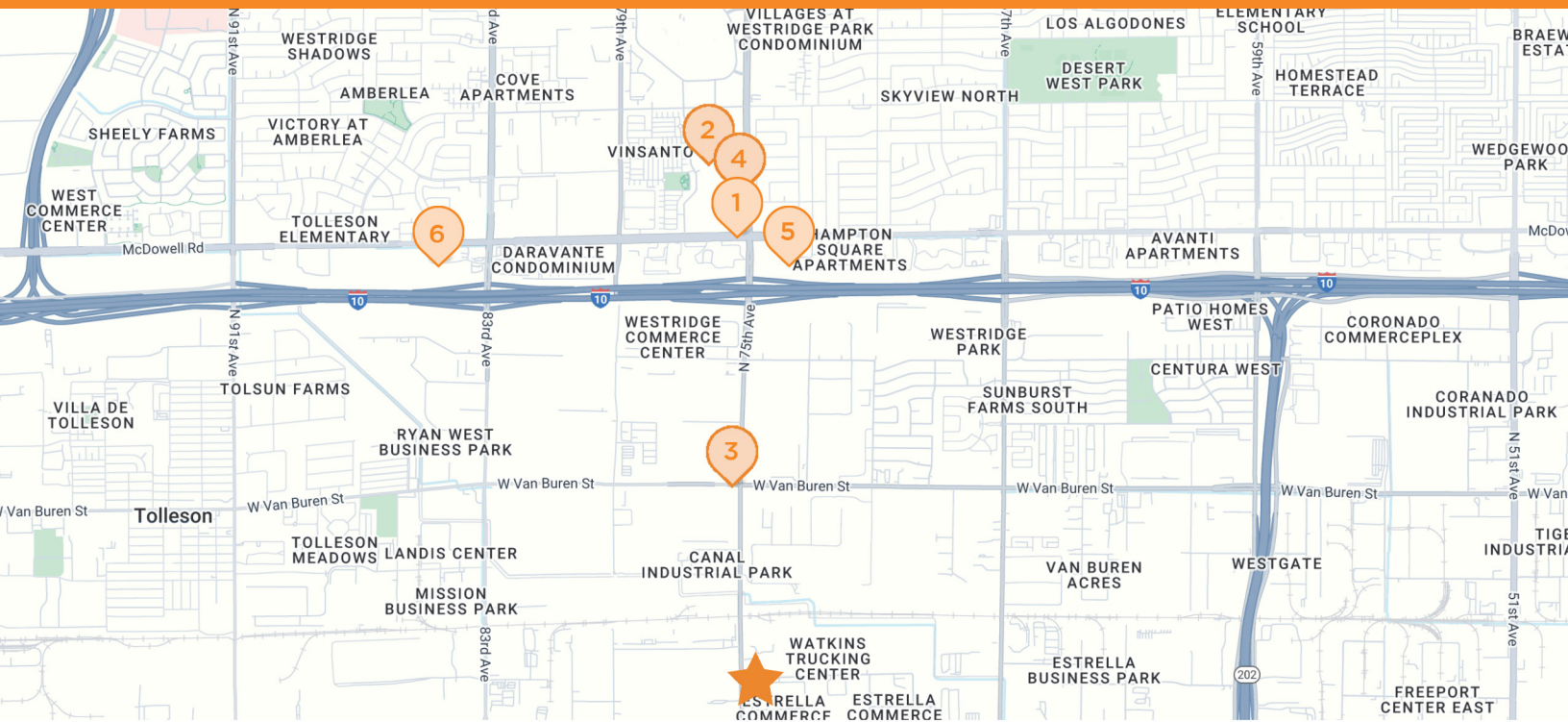
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- |                                                             |                                                                |                                                             |
|-------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------|
| <b>1 STARBUCKS</b><br>1610 N 75th Ave<br>Phoenix, AZ        | <b>2 WALMART SUPERCENTER</b><br>2020 N 75th Ave<br>Phoenix, AZ | <b>3 QUIKTRIP</b><br>400 N 75th Ave<br>Phoenix, AZ          |
| <b>4 U.S. BANK BRANCH</b><br>1820 N 75th Ave<br>Phoenix, AZ | <b>5 THE HOME DEPOT</b><br>7333 W McDowell Rd<br>Phoenix, AZ   | <b>6 BEST WESTERN</b><br>8421 W McDowell Rd<br>Tolleson, AZ |