

MERITEX PARK SKY HARBOR  
**CLASS 'A' INDUSTRIAL SPACE FOR SUBLEASE**  
**±43,606 SF OFFICE / WAREHOUSE | CENTRAL PHOENIX**

**100% HVAC  
BRIGHT & CLEAN!**



**2675 S 16TH STREET | BUILDING B | SUITE 100 | PHOENIX ARIZONA 85034**



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# PROPERTY DESCRIPTION

2675 S 16TH STREET | SUITE 100 | PHOENIX ARIZONA 85034

## PROPERTY DESCRIPTION

<b>AVAILABLE:</b>	03/01/2024
<b>SUBLEASE ENDS:</b>	09/30/2025
<b>LOCATION:</b>	CENTRAL PHOENIX
<b>BUSINESS PARK:</b>	MERITEX PARK SKY HARBOR
<b>BUILDING SIZE:</b>	±130,421 SF
<b>AVAILABLE SPACE:</b>	± 43,606 SF
<b>OFFICE:</b>	± 2,123 SF
<b>WAREHOUSE:</b>	± 41,483 SF
<b>COOLING:</b>	100% HVAC
<b>SPRINKERS:</b>	ESFR
<b>CEILING CLEAR HEIGHT:</b>	±28'
<b>DOCK-HIGH DOORS:</b>	TWELVE (12) 10'X10'
<b>GRADE LEVEL DOORS (RAMP):</b>	ONE (1) 12'X14'
<b>POWER:</b>	800 AMP; 277/480V
<b>PARKING RATIO:</b>	±1.14/1,000
<b>ZONING:</b>	A-2 INDUSTRIAL
<b>ADDITIONAL FEATURES:</b>	
	• SKYLIGHTS THROUGHOUT WAREHOUSE
	• MOTION SENSOR LED LIGHTS IN WAREHOUSE
	• MULTIPLE ELECTRICAL DROPS

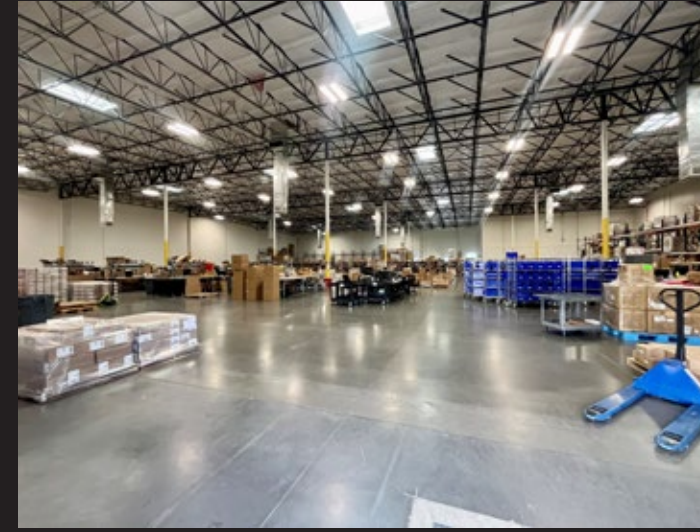




# PROPERTY PHOTOS

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## SKYLIGHTS & MOTION-SENSOR LED LIGHTING THROUGHOUT EXPANSIVE WAREHOUSE



**12 DOCK-HIGH  
10'X10' ROLL-UP DOORS**



**±28' CEILING CLEAR HEIGHT**



**ONE GRADE-LEVEL RAMP  
WITH 12'X14' ROLL-UP DOOR**

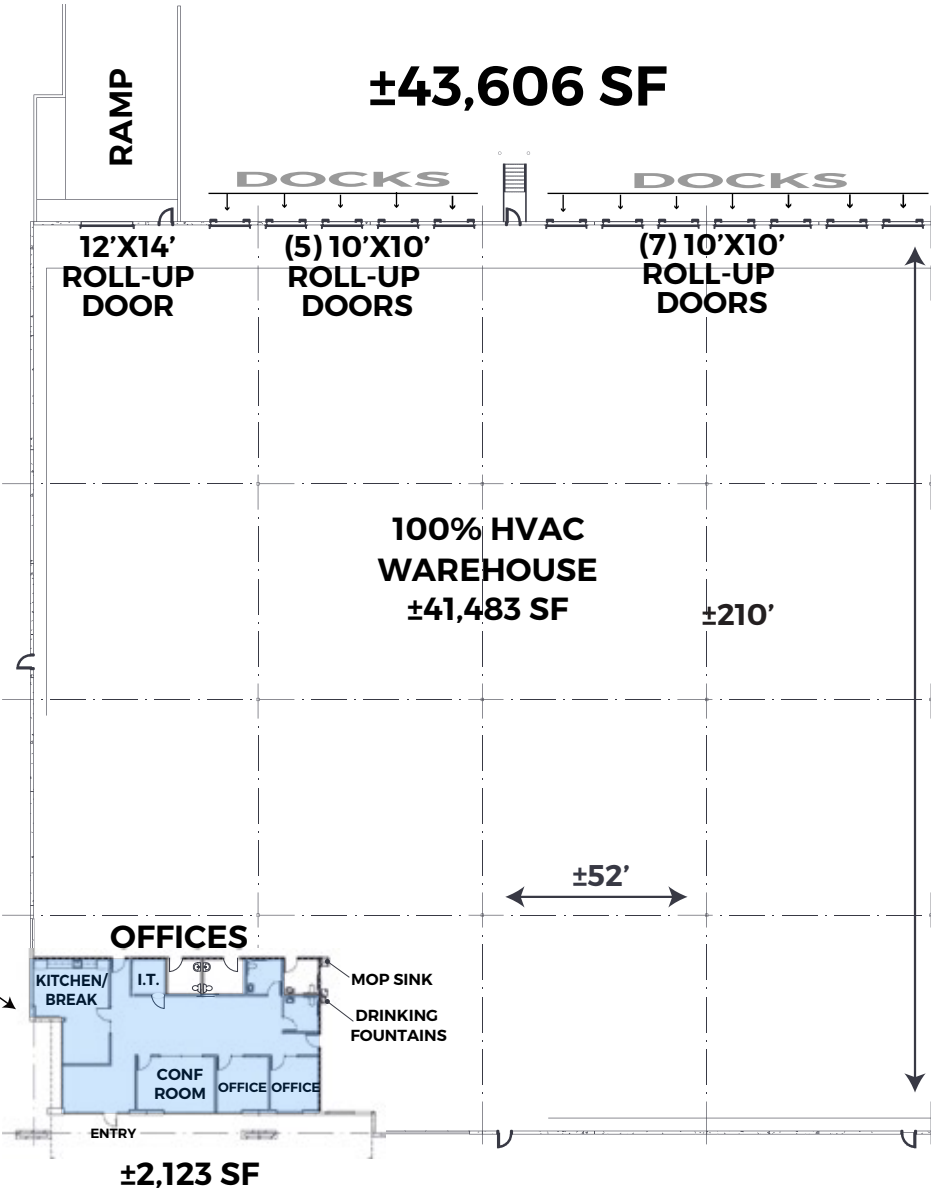
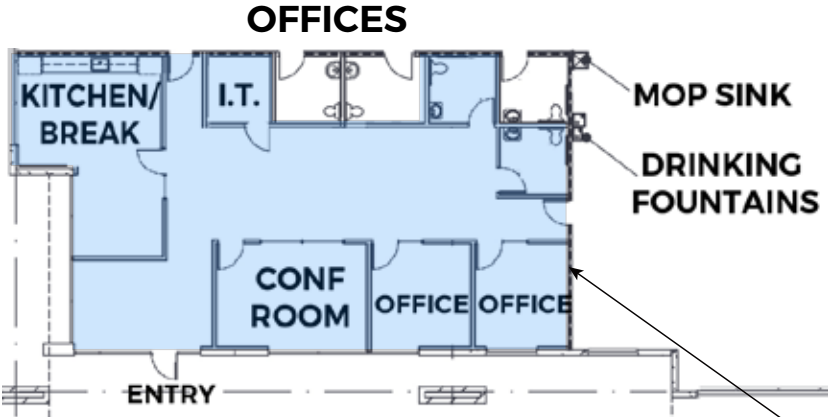
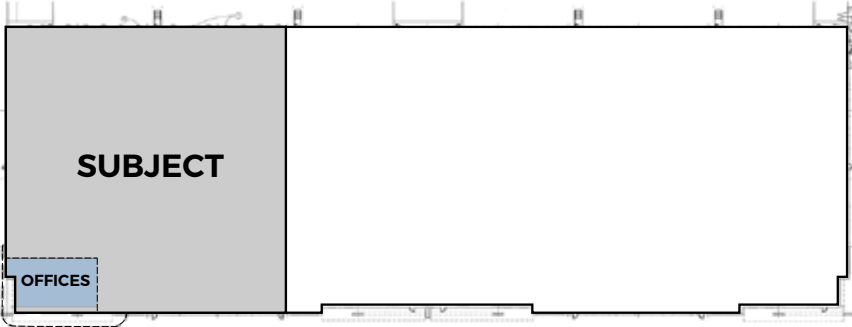


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# FLOOR PLAN

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## BUILDING B



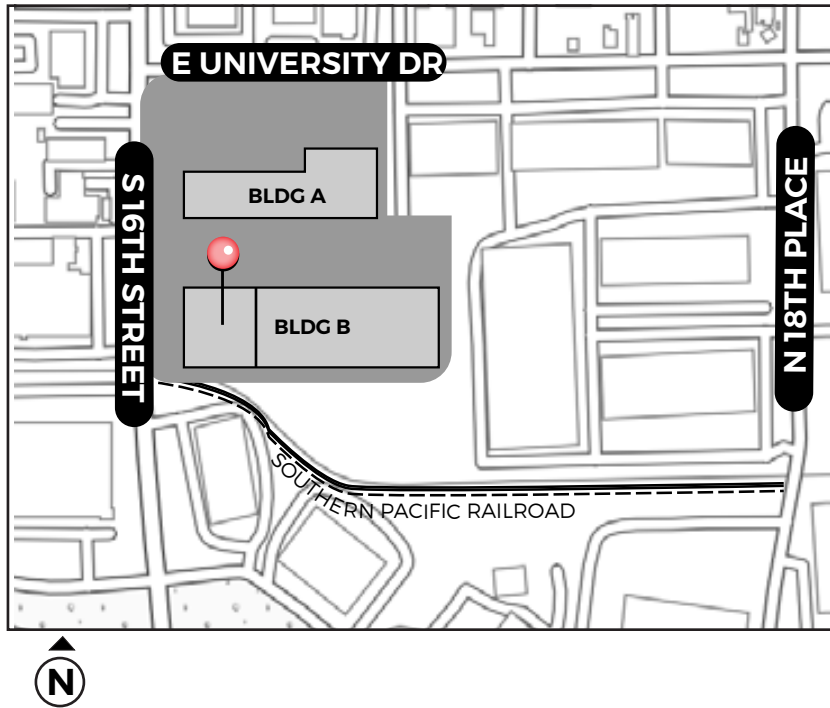
NOT TO SCALE

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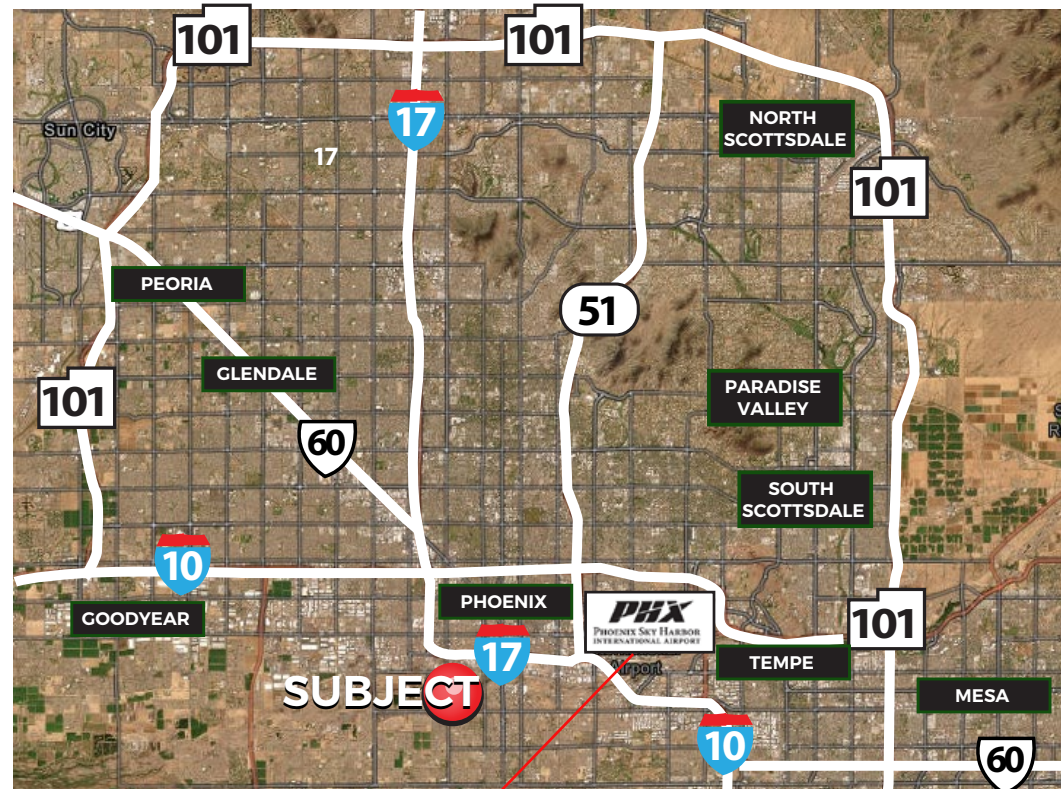


# LOCATION MAP

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CENTRAL LOCATION TO PHOENIX'S HIGHLY-RATED  
TRANSPORTATION INFRASTRUCTURE  
OFFERS IDEAL MOBILITY



APPROX ±10 MIN  
DRIVE TO  
PHX SKY HARBOR  
INTERNATIONAL AIRPORT