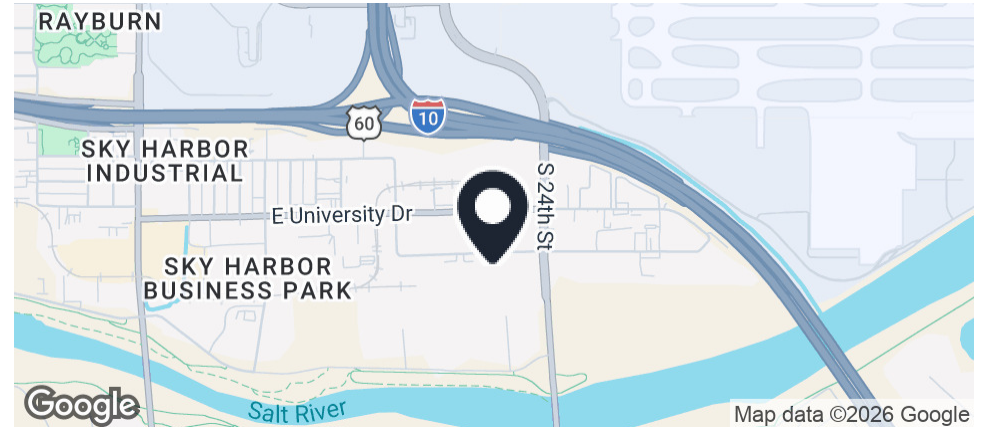


2323 E. MAGNOLIA ST.

Phoenix, AZ 85034

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Located just off 24th Street, this multi-tenant industrial property features 10-foot grade level doors, a fence truck court and evaporative cooled warehouses. With proximity to the Sky Harbor International Airport, Arizona State University and Downtown Phoenix, the property serves as a great location for businesses in the Phoenix Metro Area.

PROPERTY HIGHLIGHTS

- Evaporative and HVAC Warehouses/Production Suites
- Common Fenced Parking
- ±4:1,000 - Parking, A-2 Zoning
- Warehouse Suites have Grade Level, Overhead Doors & 120/208V 3-Phase Power

SUITE 115 - ±1,308 SF

- Office Suite with Reception
- Three (3) Offices
- One (1) Restroom

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

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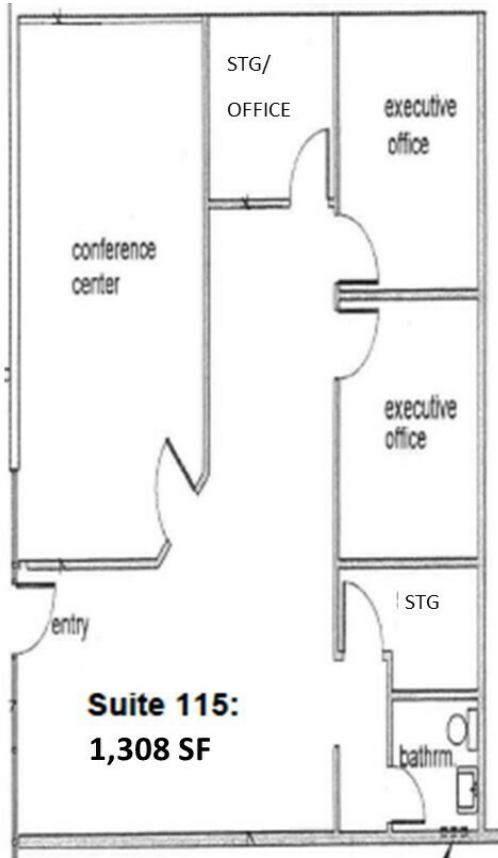
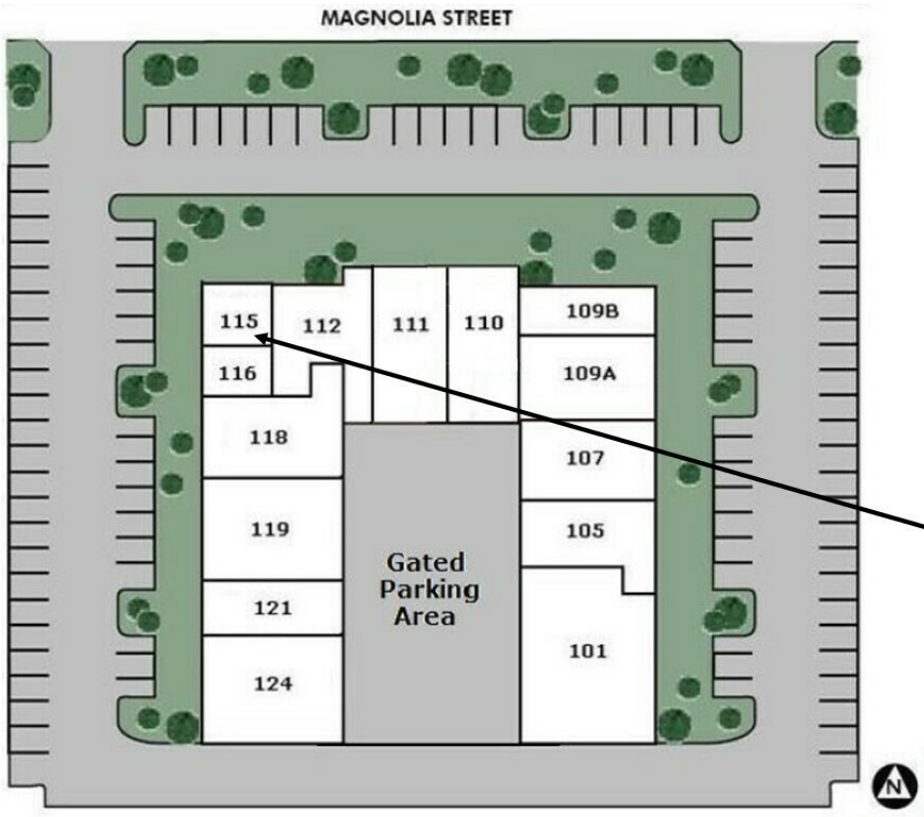


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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