



**FOR LEASE**



**10801 N 24TH AVE, 2323-2329 W MESCAL ST, PHOENIX, AZ 85029**

**FOR MORE INFORMATION:**

**CONNER LEE, SIOR**  
602.474.9516  
clee@leearizona.com

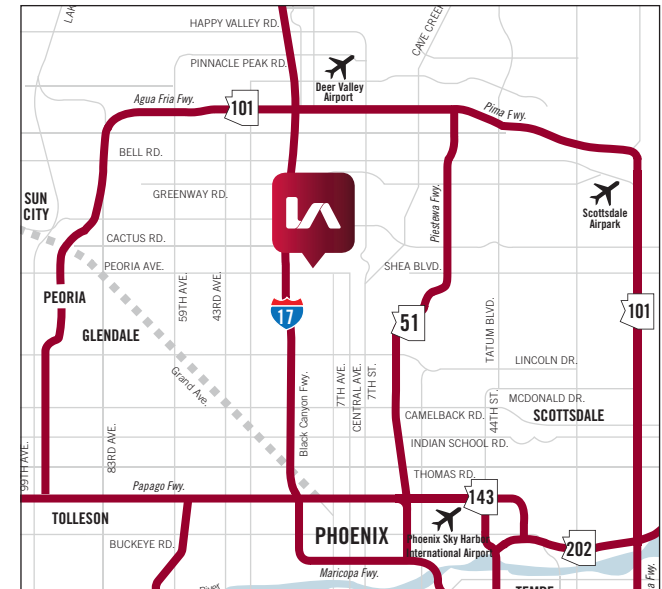
**PETE BATSCHELET, SIOR**  
602.912.3522  
pbatschelet@leearizona.com

**LEE & ASSOCIATES**  
5090 North 40th Street, Suite 300  
Phoenix, Arizona 85018  
602.956.7777  
www.leearizona.com



**PROPERTY FEATURES**

- 5 buildings totaling ±113,887 SF (office & industrial)
- Office & warehouse suite ranging from ±2,998 SF to ±4,881 SF Various office build-outs
- 16' clear height
- 2.63:1,000 parking ratio
- Located directly off of the I-17
- New spec suites
- Extensive exterior improvements planned and renovations underway
- **Lease Rate: \$1.15/SF NNN**



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## AVAILABILITIES

■ AVAILABLE    ■ OCCUPIED

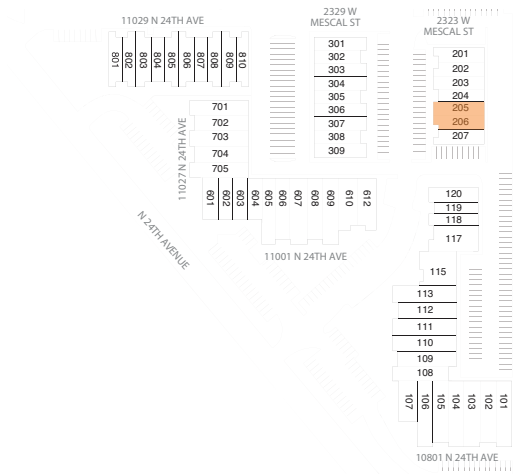
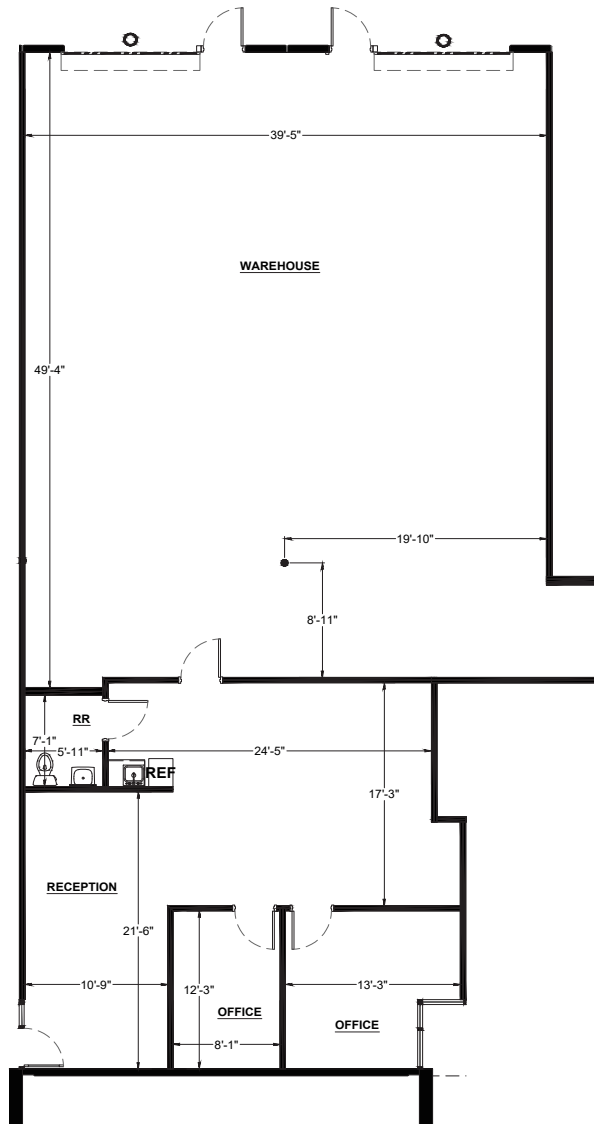


| BUILDING         | SUITE   | TOTAL SF | PRICE/SF   |
|------------------|---------|----------|------------|
| 2323 W Mescal St | 205-206 | ±2,998   | \$1.15 NNN |
| 10801 N 24th Ave | 107     | ±4,835   | \$1.15 NNN |
| 2329 W Mescal St | 303-305 | ±4,881   | \$1.15 NNN |

**THE METRO INDUSTRIAL CENTER**  
10801 N 24TH AVE,  
2323-2329 W MESCAL ST  
PHOENIX, AZ 85029

# 2323 W MESCAL ST, SUITE 205-206

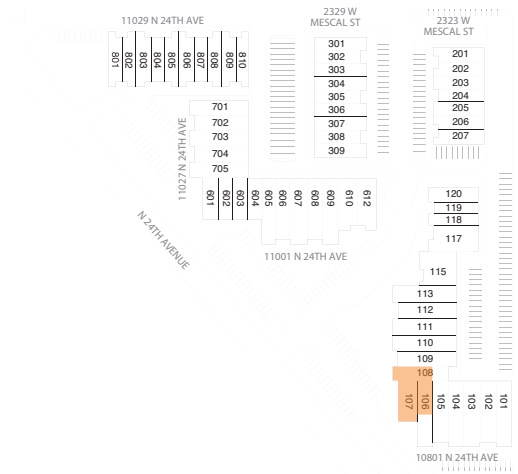
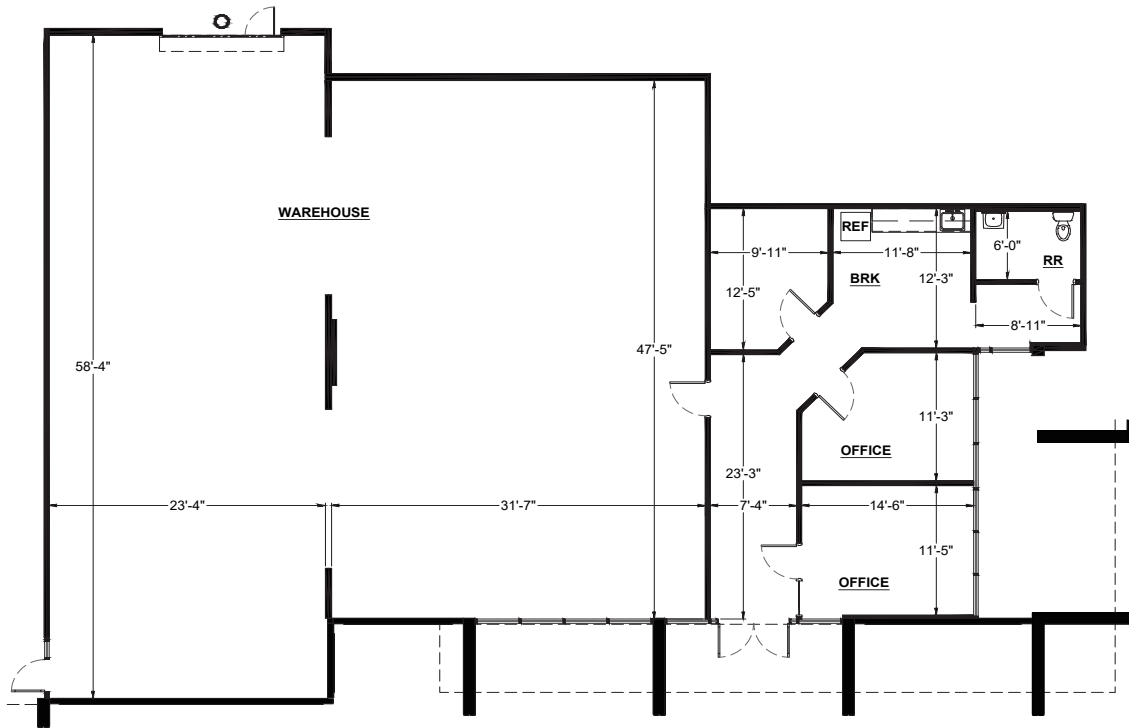
TOTAL | ± 2,998 SF



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# 10801 N 24TH AVE, SUITE 107

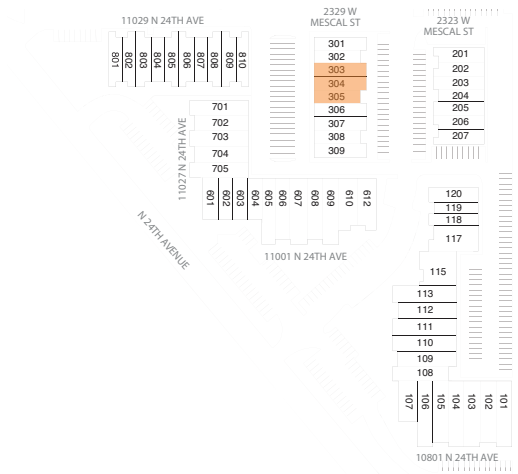
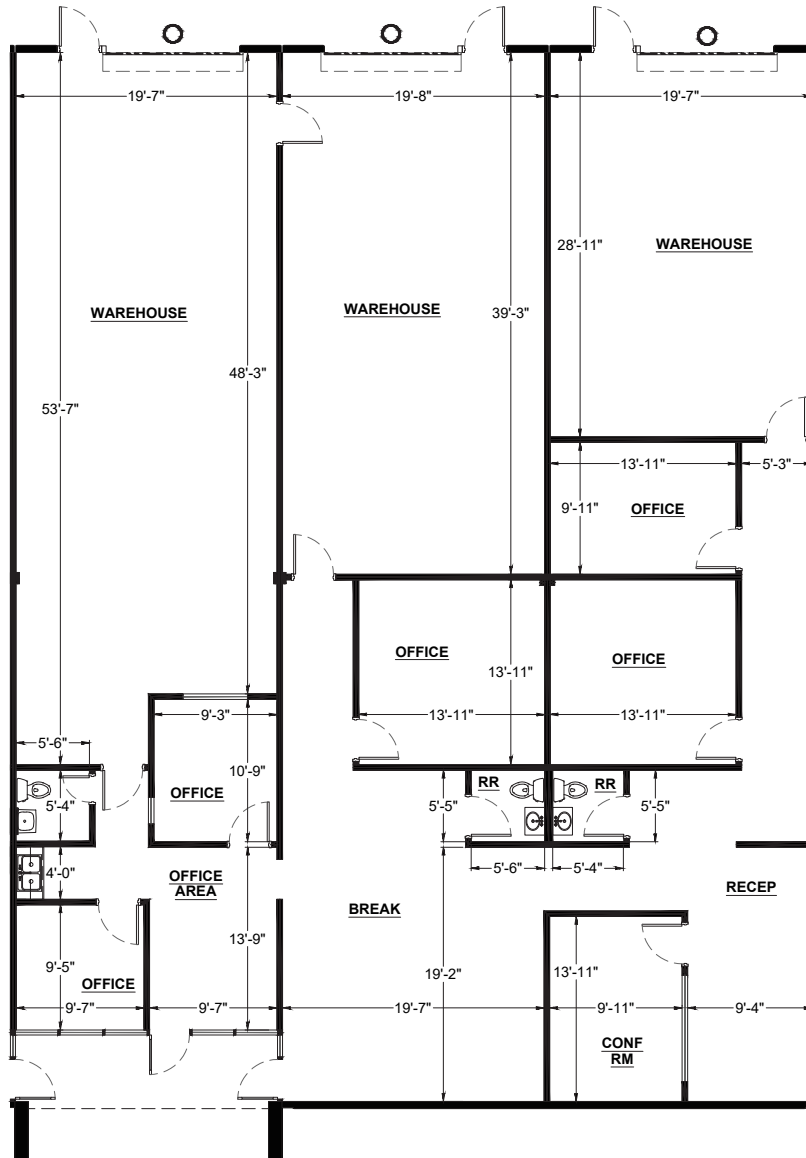
TOTAL | ± 4,835 SF



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# 2329 W MESCAL ST, SUITE 303-305

TOTAL | ± 4,881 SF



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