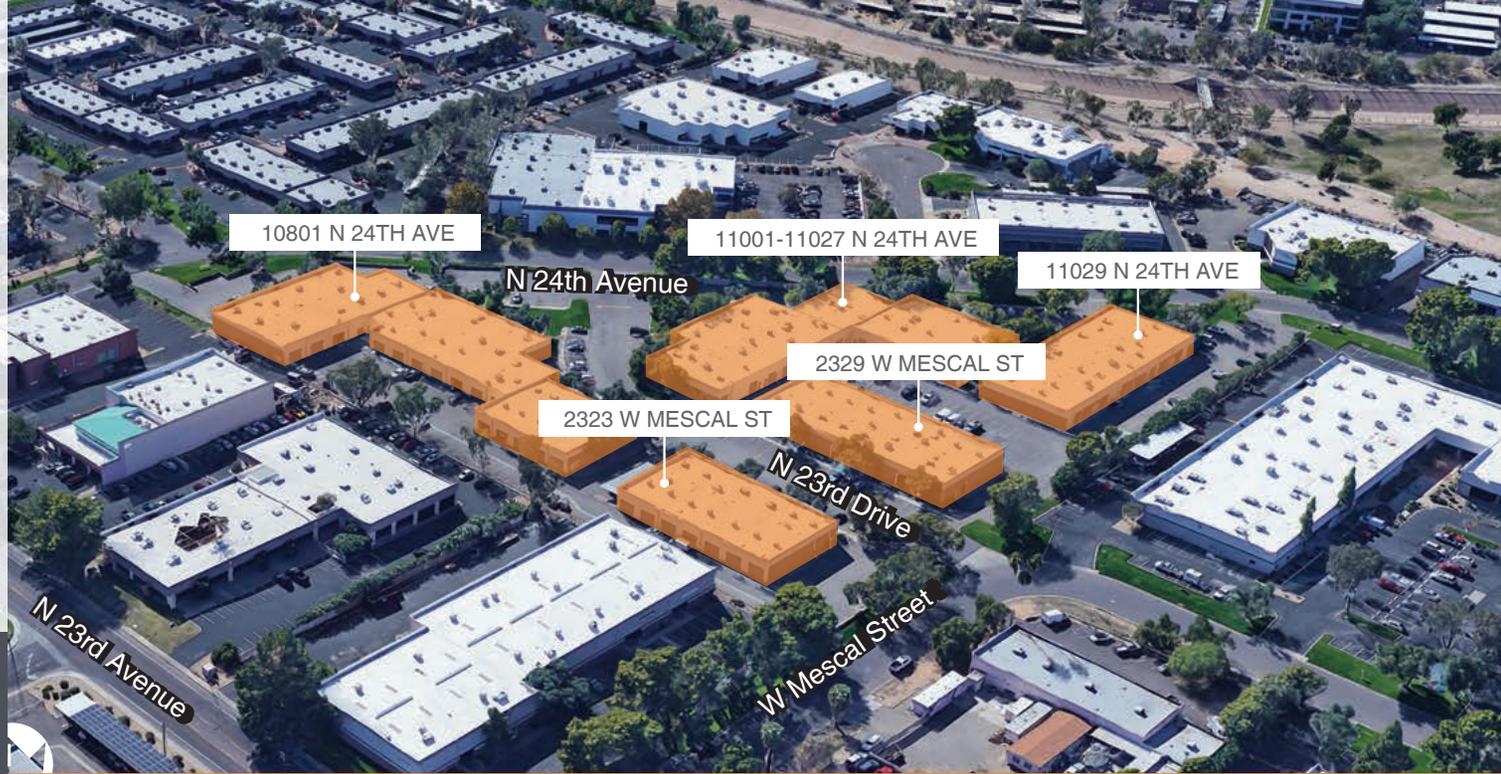




FOR LEASE



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 ±1,630 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

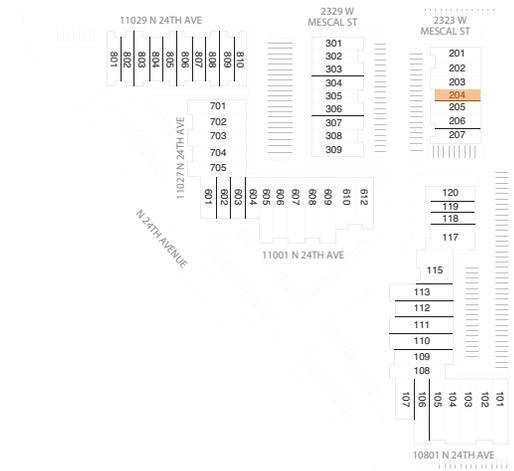
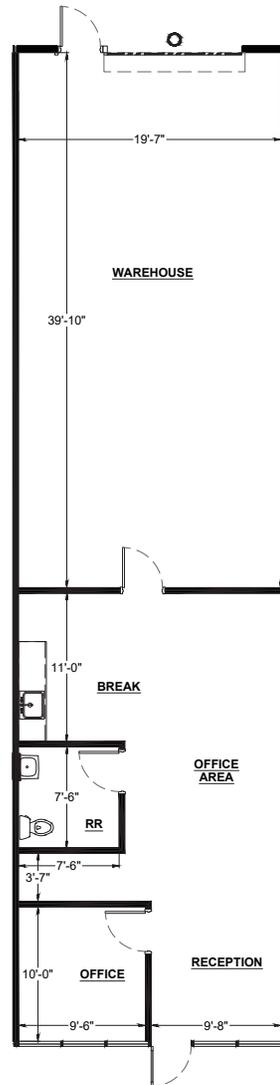


BUILDING	SUITE	TOTAL SF	PRICE/SF
2323 W Mescal St	204	±1,630	\$1.15 NNN
2323 W Mescal St	207	±1,928	\$1.15 NNN
2329 W Mescal St	303-305	±4,881	\$1.15 NNN

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

2323 W MESCAL ST, SUITE 204

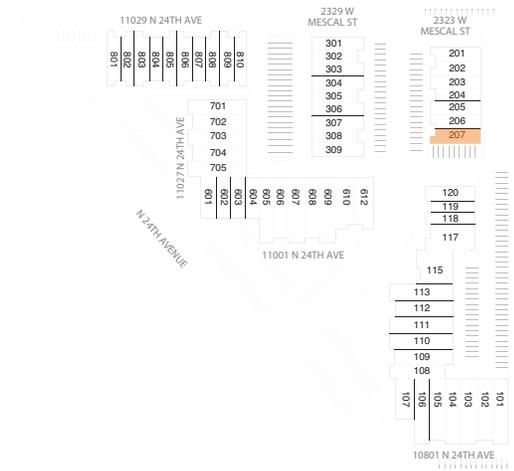
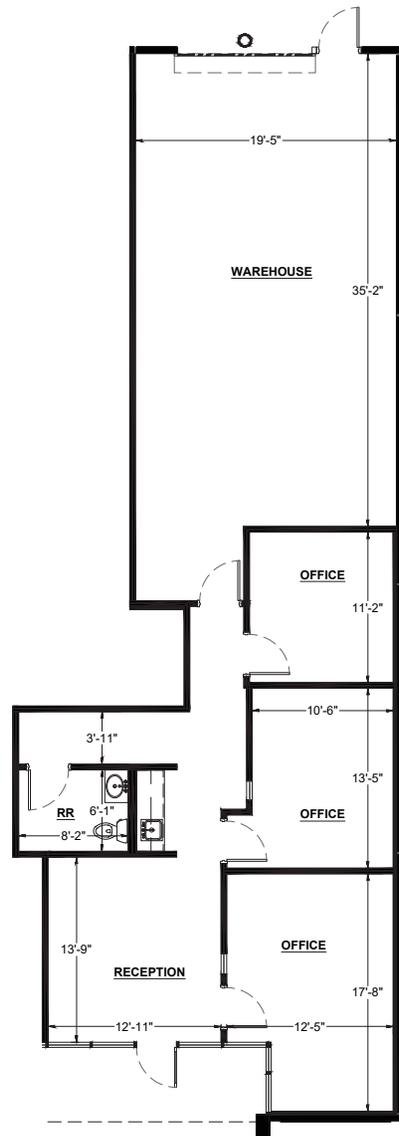
TOTAL | ± 1,630 SF



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

2323 W MESCAL ST, SUITE 207

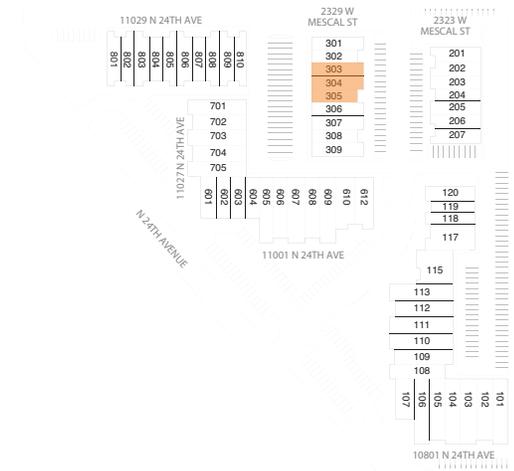
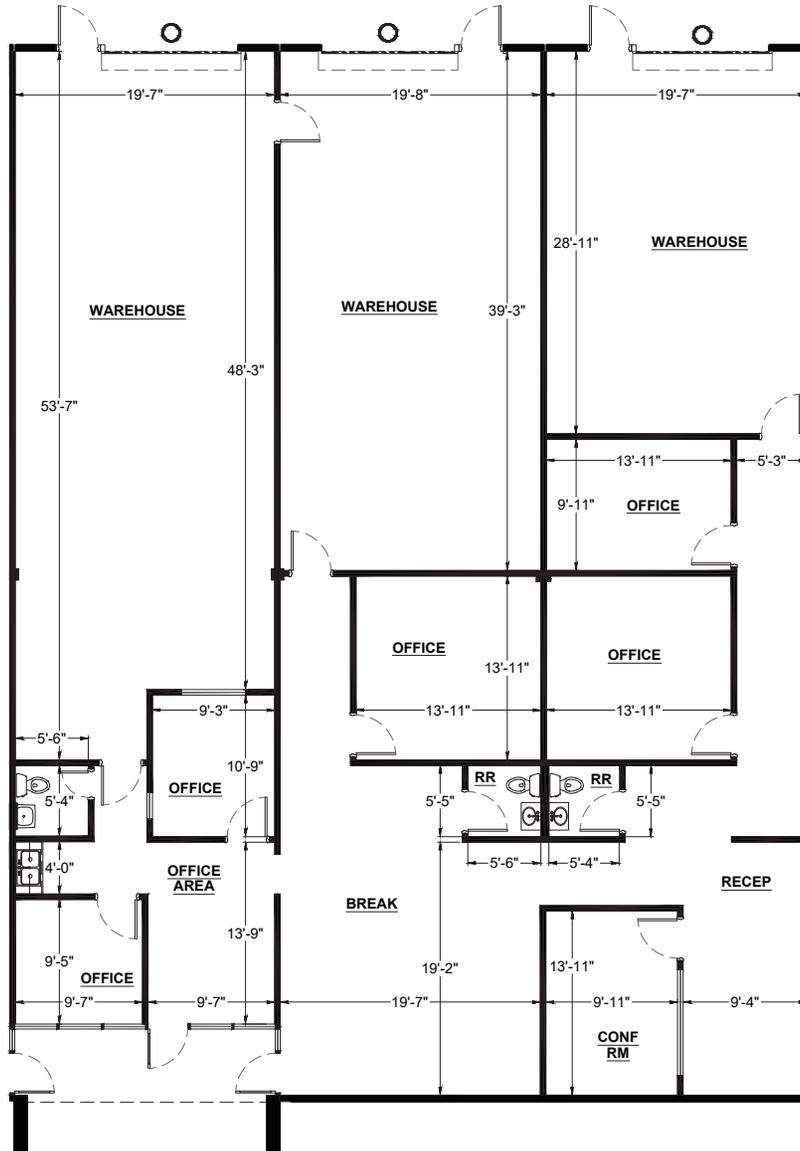
TOTAL | ± 1,928 SF



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

2329 W MESCAL ST, SUITE 303-305

TOTAL | ± 4,881 SF



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



THE METRO INDUSTRIAL CENTER
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

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