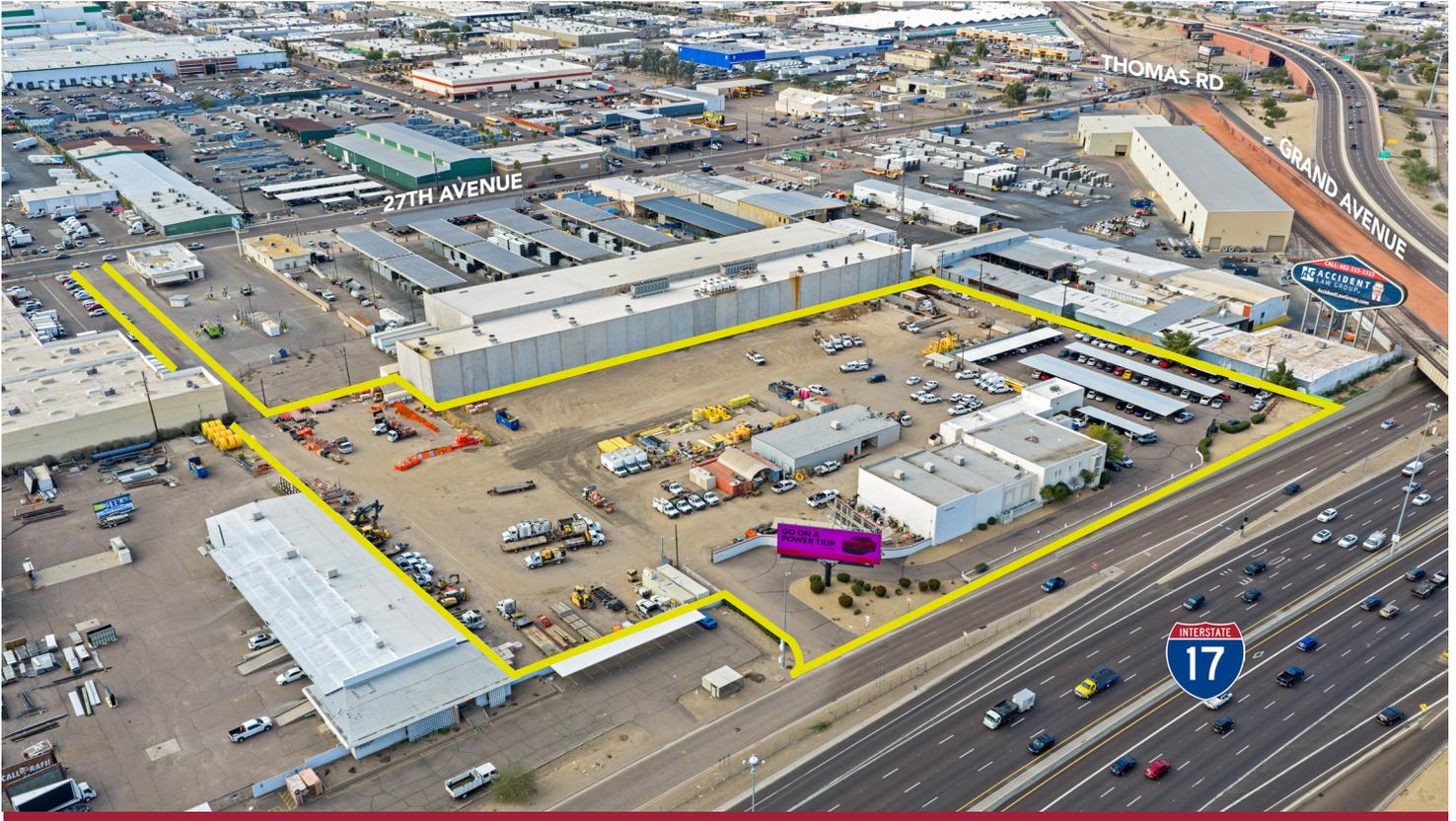


FOR LEASE - CONTRACTOR BUILDING WITH YARD
2502 N. BLACK CANYON HIGHWAY
 PHOENIX, ARIZONA



FEATURES

MAIN BUILDING

- ± 14,925 SF of Two-Story Office
- ± 7,000 SF of Warehouse Space
- 18'-24' Clear Height
- 3 Oversized Doors (12'x17', 12'x20', 12'x23')
- ± 1,000 Amps 120/208v 3 Phase

METAL SHOP STRUCTURE

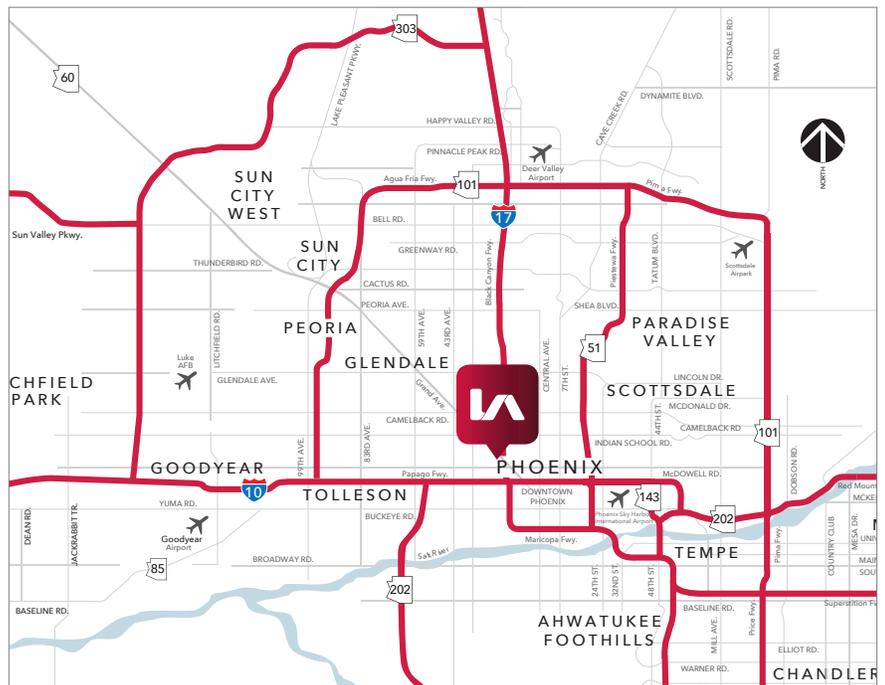
- ± 5,100 SF
- ± 12' Clear Height
- 2 Grade Level Doors
- ± 600 Amps 120/208v 3 Phase

SITE INFORMATION

- ± 5.26 Acre Lot
- Zoned A-1, Phoenix
- Access to 27th Avenue
- I-17 Frontage
- 83 Parking Stalls (78 Covered)
- \$41,000/Month NNN

Matt Hobaica, SIOR
 mhobaica@leearizona.com
 D 602.954.3755

Ryan Hingst
 rhingst@leearizona.com
 D 602.954.3772



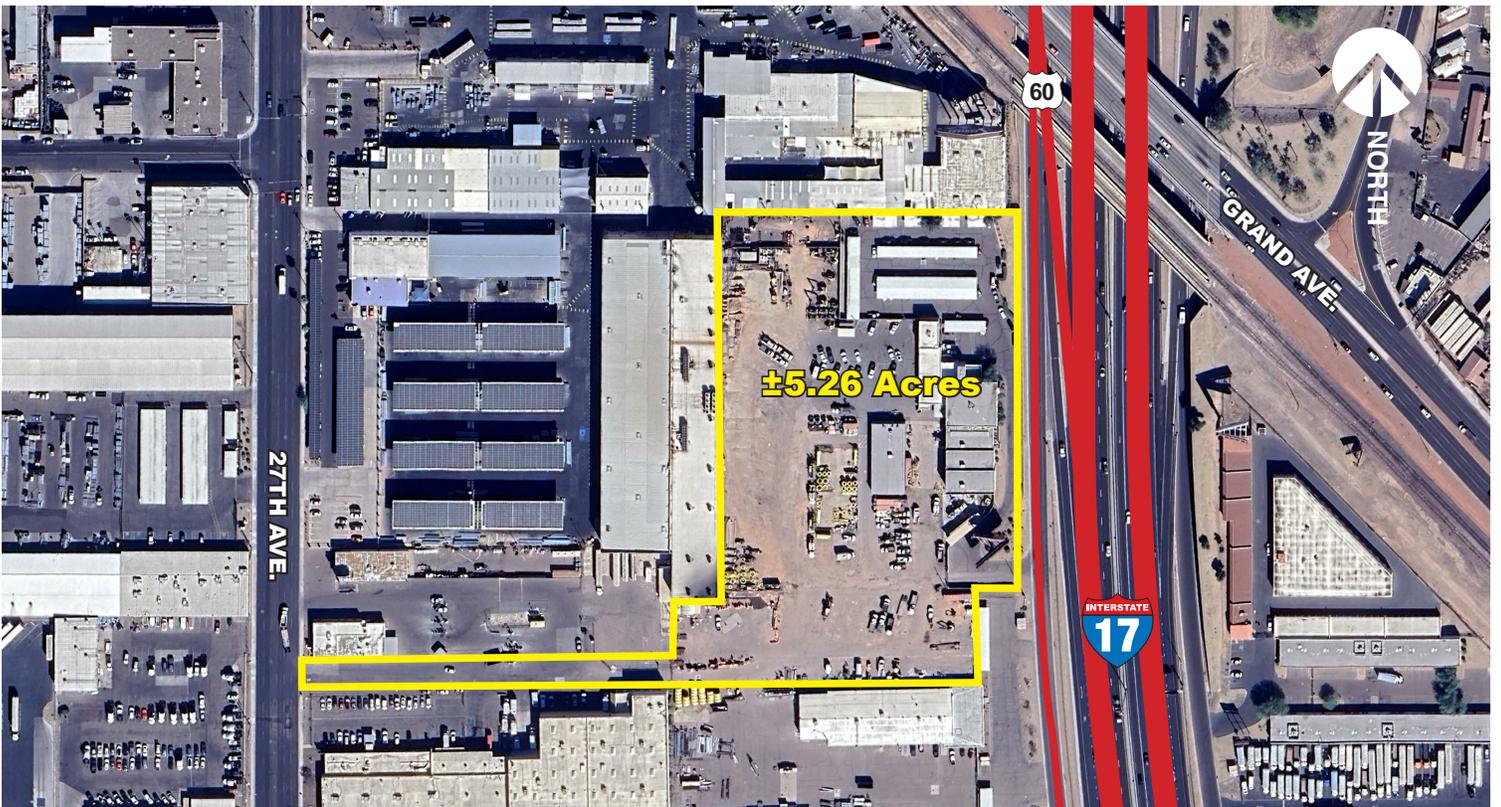
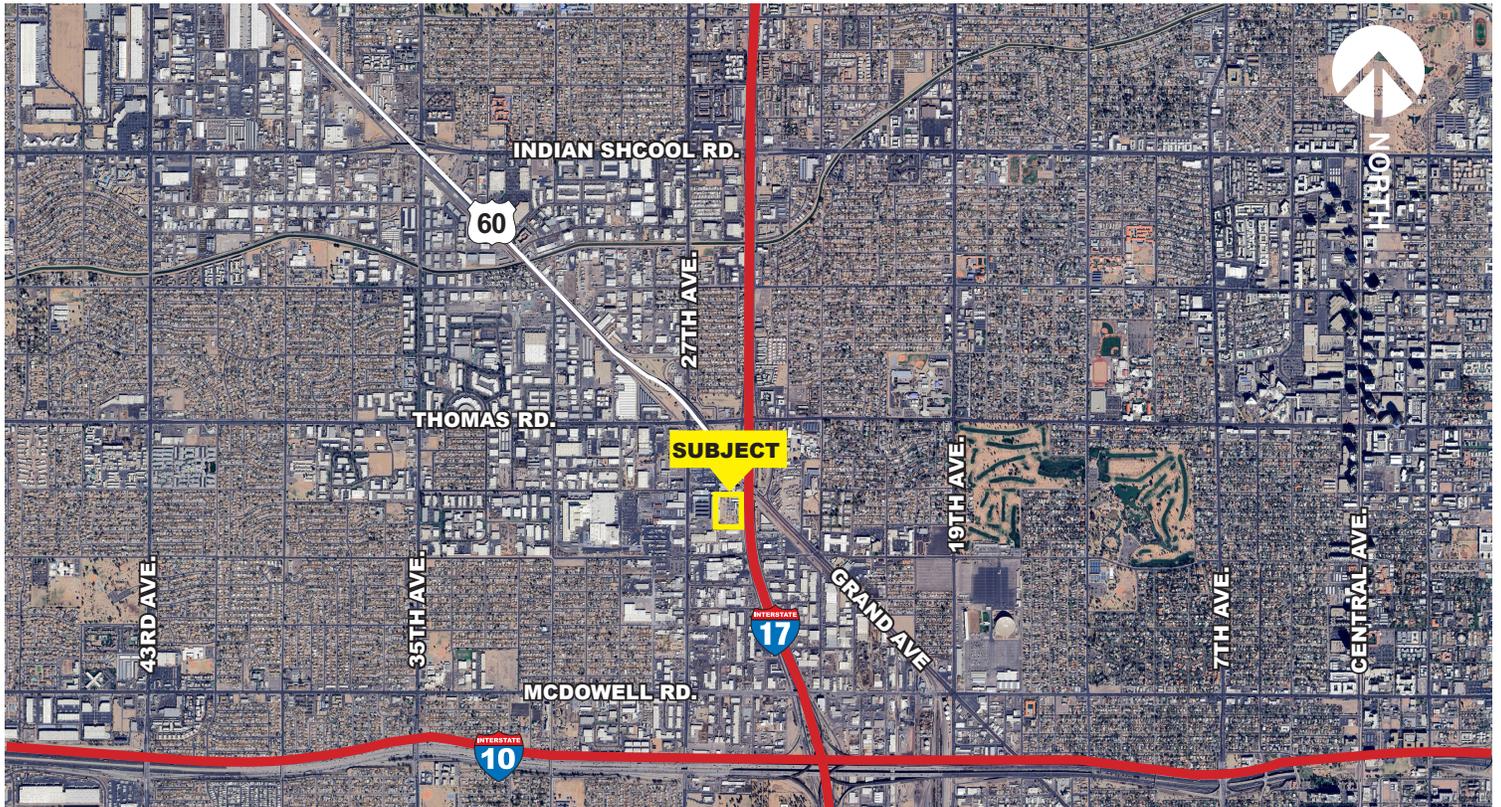
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

FOR LEASE - CONTRACTOR BUILDING WITH YARD
2502 N. BLACK CANYON HIGHWAY
PHOENIX, ARIZONA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR LEASE - CONTRACTOR BUILDING WITH YARD
2502 N. BLACK CANYON HIGHWAY
PHOENIX, ARIZONA



FOR LEASE - CONTRACTOR BUILDING WITH YARD
2502 N. BLACK CANYON HIGHWAY
PHOENIX, ARIZONA



Matt Hobaica, SIOR Ryan Hingst
mhobaica@leearizona.com rhingst@leearizona.com
D 602.954.3755 D 602.954.3772

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.