

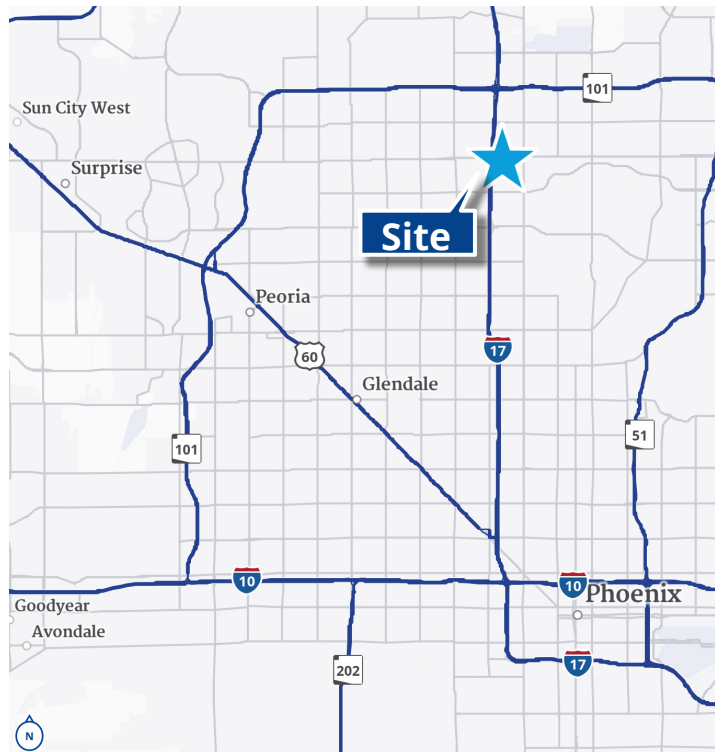


For Sublease

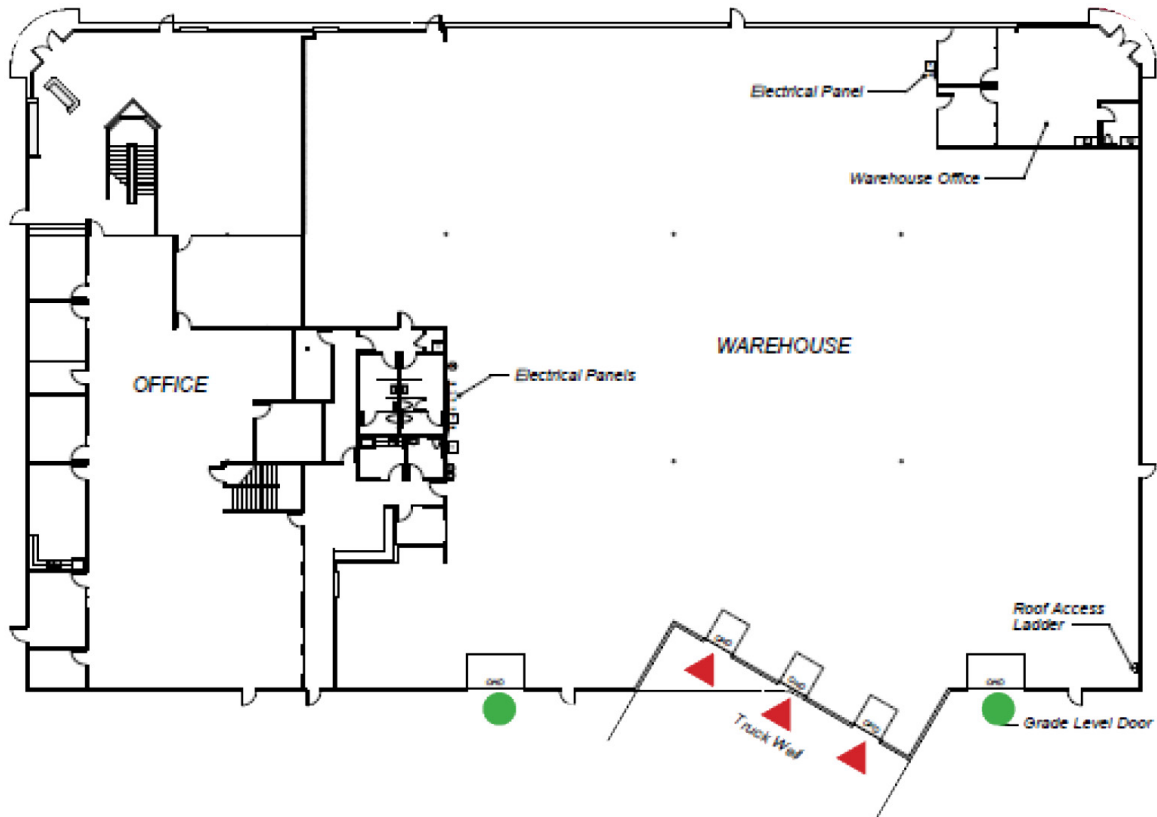
2501 W. Phelps Road

Freestanding building available in Phoenix, AZ

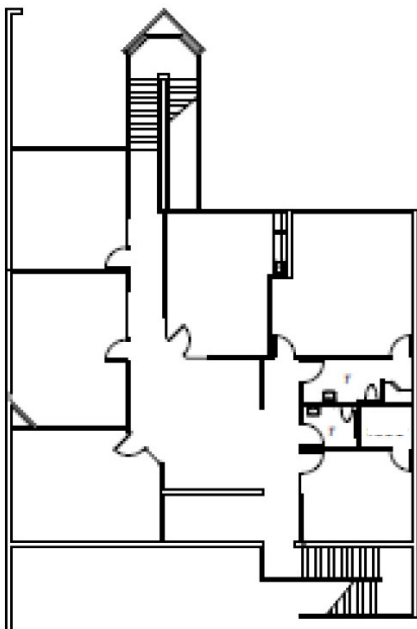
- > ±36,498 SF building on 2.24 acres
- > ±25,967 SF warehouse
- > ±10,531 SF two-story office
- > 24' clear height
- > Three (3) dock-high doors with pit levelers and two (2) dock seal packages
- > Two (2) 12'x16' grade-level doors
- > Fenced and secured truck court
- > Wet sprinkler system
- > LED motion sensor lighting
- > 1,600 amp, 277/480V, 3 phase power
- > Evaporative cooling in warehouse
- > **Sublease ends: 7/31/2028**



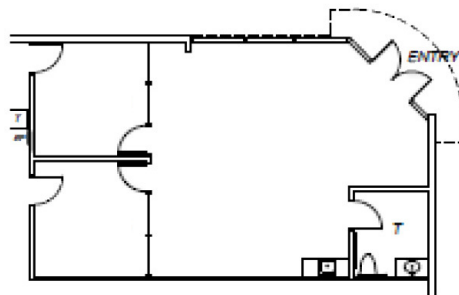
For Sublease



Second-Story Office



Warehouse Office



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