

# COMING SOON

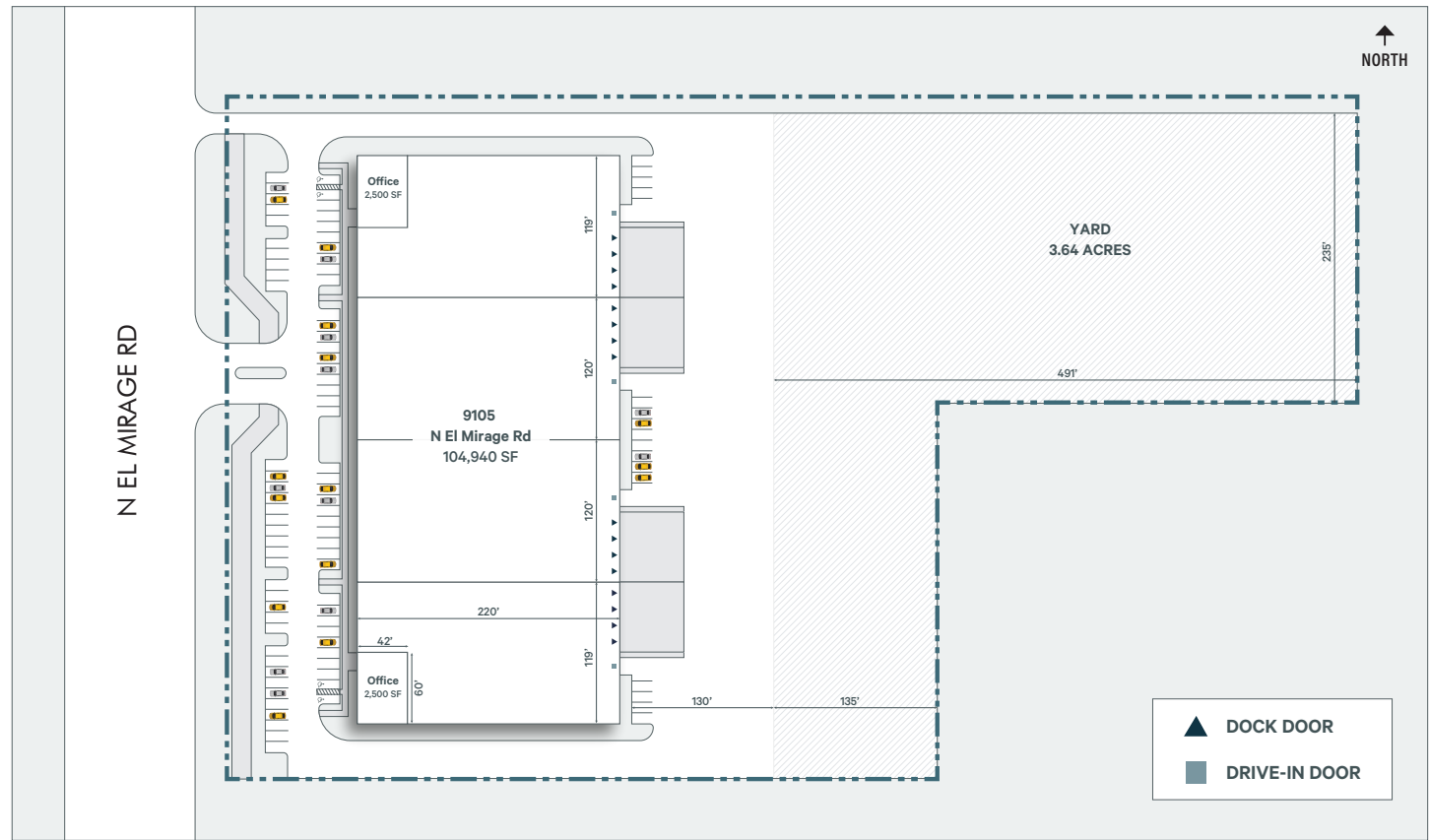
+104,940 SF Industrial Building  
with 3.6 AC of Yard

9105 N El Mirage Rd  
El Mirage, AZ

# Site Plan

±104,940 SF

# Project Specs



<b>SIZE</b>	±104,940 SF (divisible)
<b>OFFICES</b>	(2) ±2,500 SF
<b>CLEAR HEIGHT</b>	32'

<b>LOADING DOCKS</b>	16
<b>GRADE LEVEL DOORS</b>	4
<b>BUILDING DEPTH</b>	220'

<b>PARKING</b>	91 Stalls
<b>YARD</b>	3.6 AC
<b>ZONING</b>	CP (Commerce Park)

Tanner Ferrandi  
+1 602 625 1995  
tanner.ferrandi@cbre.com

John Werstler  
+1 602 622 5504  
john.werstler@cbre.com

Connie Nelson  
+1 520 444 9732  
connie.nelson@cbre.com

