

# FOR LEASE

9440 N 75TH AVENUE  
PEORIA, AZ 85345

*Heavy Equipment Facility with Yard*



**BRIAN PAYNE**  
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**MATT HAGAN**  
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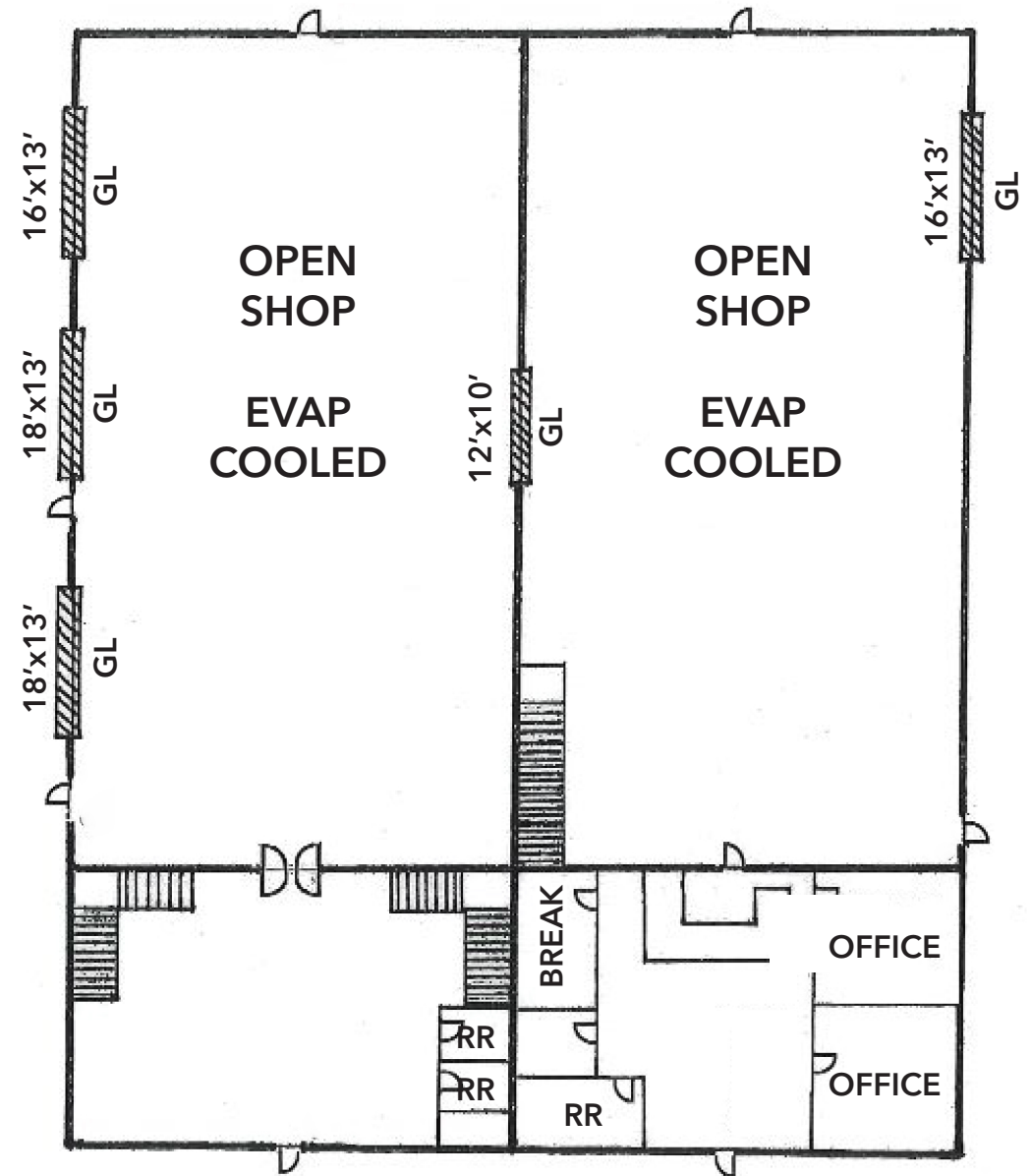
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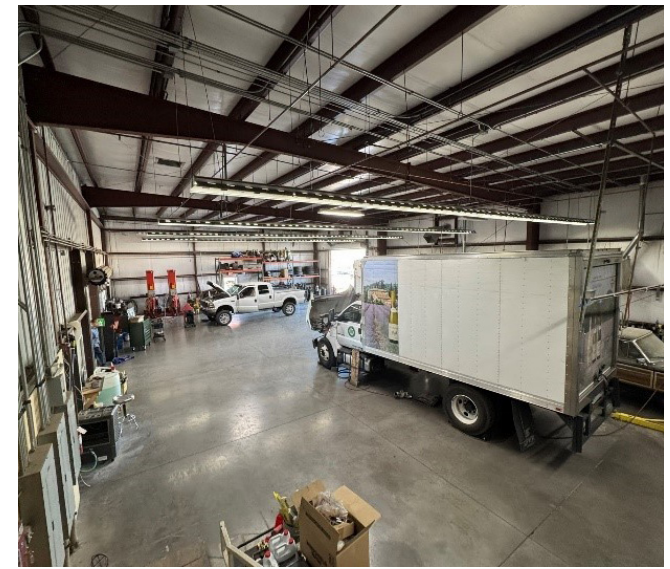
 **LEE &  
ASSOCIATES**  
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# PROPERTY FEATURES

- ±15,000 Total SF
  - ±12,000 SF Footprint
  - ±3,000 SF Mezzanine
- ±1.18 Acre Lot
- ±18' Clear Height
- Secure Yard
- Power: 800 Amps | 240v, 3 phase
- Four Oversized Grade Level Doors
- Natural Gas
- Sprinklered throughout
- Zoning: I-1 Light Industrial (City of Peoria)
- Canopies on North and South sides of building
- Frontage on 75th Avenue
- \$17,250/month NNN





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