### FOR LEASE



## 44 NORTH 45TH AVENUE

### PHOENIX, ARIZONA 85043

- 13,839 Square Feet
- \$1.15 Per Square Foot, Modified Gross
- 1 Ramp to 2 Grade Level Loading Doors
- 2 Dock High Loading Doors (3 Truck Positions)
- 18' 20' Clear Height
- 400a/110-208v, 3 Phase Power
- A-1 Zoning, City of Phoenix
- Reception, Open Work Area, 2 Offices, Conference Room,
- Break Room, 2 Restrooms

### **Adam Shteir**

Partner

### **Jack Scanlan**

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### **Todd Hamilton, SIOR, CCIM**

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# COLUMERCIAL REAL ESTATE A BLE FOR LEASE











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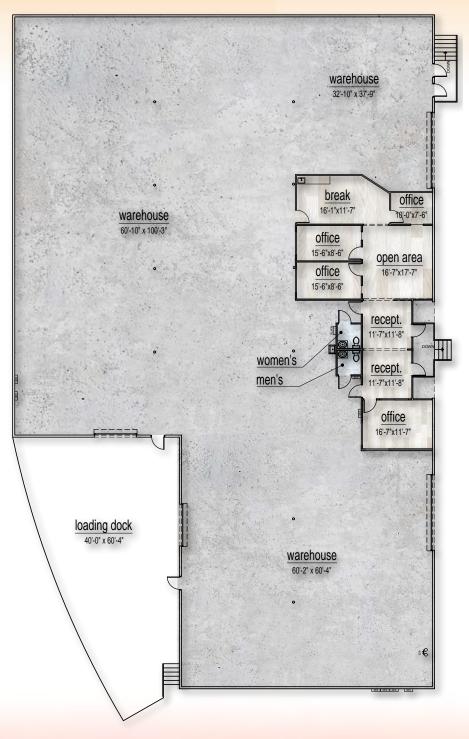
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