

INDUSTRIAL PROPERTY FOR LEASE

1741 W LINCOLN ST, PHOENIX, AZ 85007



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OSCAR LOPEZ

DIR: (602) 975-0810 | **MOB:** (602) 689-7674

oscar.lopez@matthews.com

License No. SA691653000 (AZ)

ALEX DESOTO

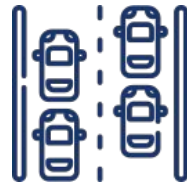
DIR: (602) 898-8499 | **MOB:** (714) 614-5861

alex.desoto@matthews.com

License No. SA705467000 (AZ)



±7,549 SF
AVAILABLE



±20,400 VPD (W Grant St)

PROJECT SCOPE

- Lease Rate: \$10,250/Month + Property Taxes & Insurance
- Newly Renovated Warehouse and Office
- High Clear Height - ±20'
- Centrally Located in Downtown Phoenix

PROPERTY SPECS

Total Building SF	±14,892 SF
Total SF Available for Lease	±7,549 SF
Warehouse Space	±7,200 SF
Office Space	±349 SF
Clear Height (Warehouse)	±20'
Zoning	A-1, Phoenix
Power	600 Amps 120/240V 3 Phase (APS)
Loading	4 Grade Level Doors: Two 12' x 12' One 12' x 10' One 12' x 14'
Cooling	Four 3-Ton Evap Units for Warehouse
Restrooms	1 in Office 2 Shared Restrooms
Dedicated Parking	6 Spaces + ADA Parking Spot
Sprinklered	Yes



DOWNTOWN PHOENIX
±2 MILES AWAY

CHASE FIELD



**PHOENIX SKY HARBOR
AIRPORT**
± 4.6 MILES AWAY



**HERMOSA STONE
MARBLE AND GRANITE**

**ALLSTAR
AUTOSALES**



FOOTPRINT CENTER



W GRANT ST ± 20,400 VPD

**CENTRAL SERVICE
GROUP**

SUBJECT PROPERTY

**VICTOR'S
AUTO SERVICES**



**ARIZONA CUSTOM
MILLWORK**

**FLEET-FIX
TRUCK & TRAILER REPAIR**



S 18th AVE



W LINCOLN ST

**Downshift
Auto Parts**



W LINCOLN ST

S 18TH AVE

WAREHOUSE #1
7,282 SF

OFFICE
2,000 SF

WAREHOUSE #2
2,000 SF

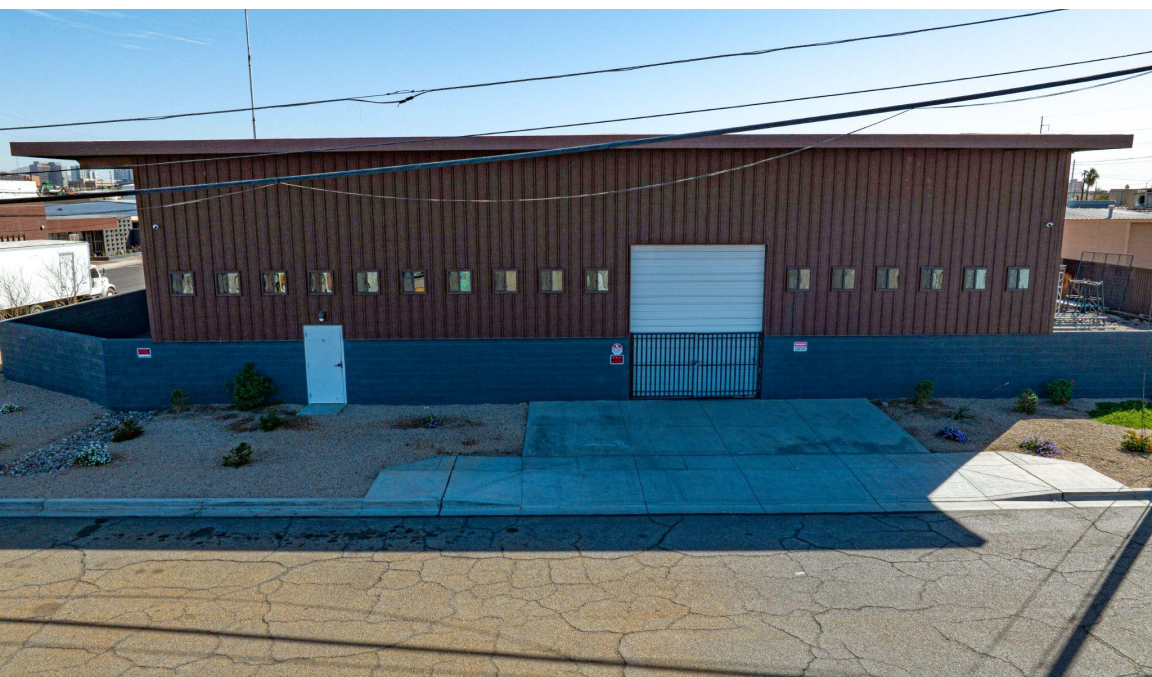
WAREHOUSE #3
3,610 SF

COVERED PARKING



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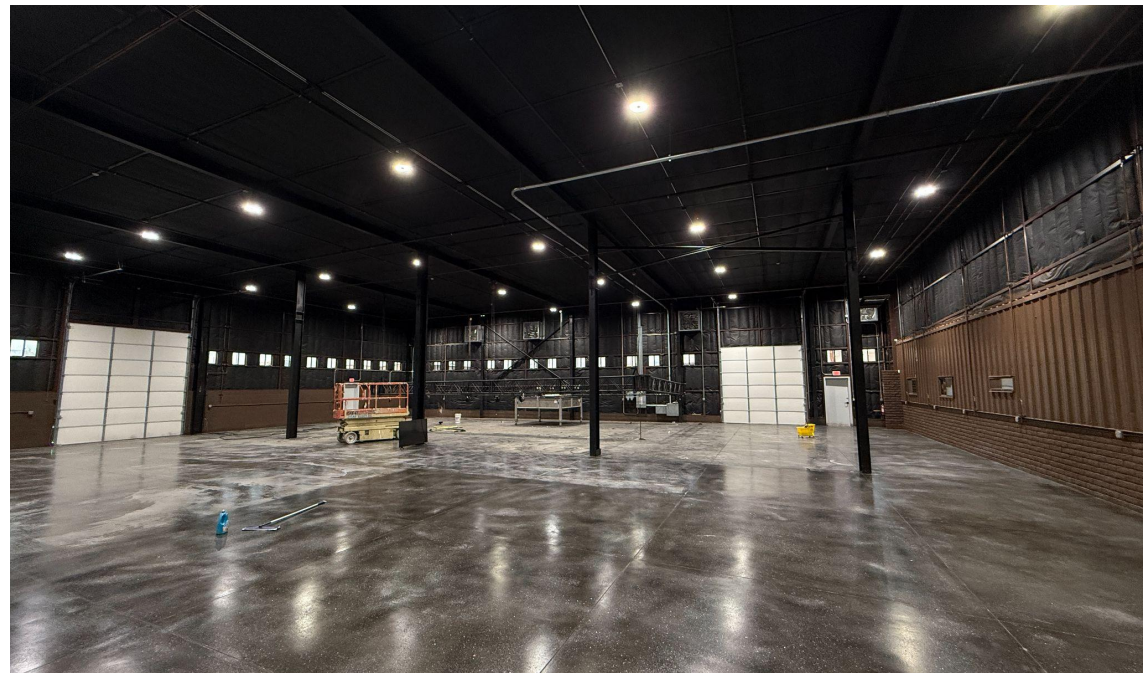
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