

# INDUSTRIAL PROPERTY FOR LEASE

1741 W LINCOLN ST, PHOENIX, AZ 85007



## OSCAR LOPEZ

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License No. SA691653000 (AZ)

## ALEX DESOTO

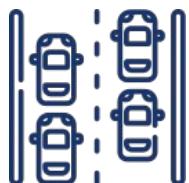
**DIR:** (602) 898-8499 | **MOB:** (714) 614-5861

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**±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

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



DOWNTOWN PHOENIX  
±2 MILES AWAY

**NORTHMAN**  
Marble & Granite LLC  
ROCK 160511

**DYNAMIC FABRICATION**  
INC.

**SUNBELT**  
RENTALS

**AZ**  
COST PRO

**PALFINGER**

CENTRAL SERVICE  
GROUP

ARIZONA CUSTOM  
MILLWORK

FLEET-FIX  
TRUCK & TRAILER REPAIR

CHASE FIELD

FOOTPRINT CENTER

**ROSS**  
OUTDOORS

HERMOSA STONE  
MARBLE AND GRANITE

**CEMEX**

**W GRANT ST ± 20,400 VPD**

PHOENIX SKY HARBOR  
AIRPORT

± 4.6 MILES AWAY

**ALLSTAR**  
AUTOSALES

**SUBJECT PROPERTY**

VICTOR'S  
AUTO SERVICES

**DOSS**  
Logistics

S 18th AVE

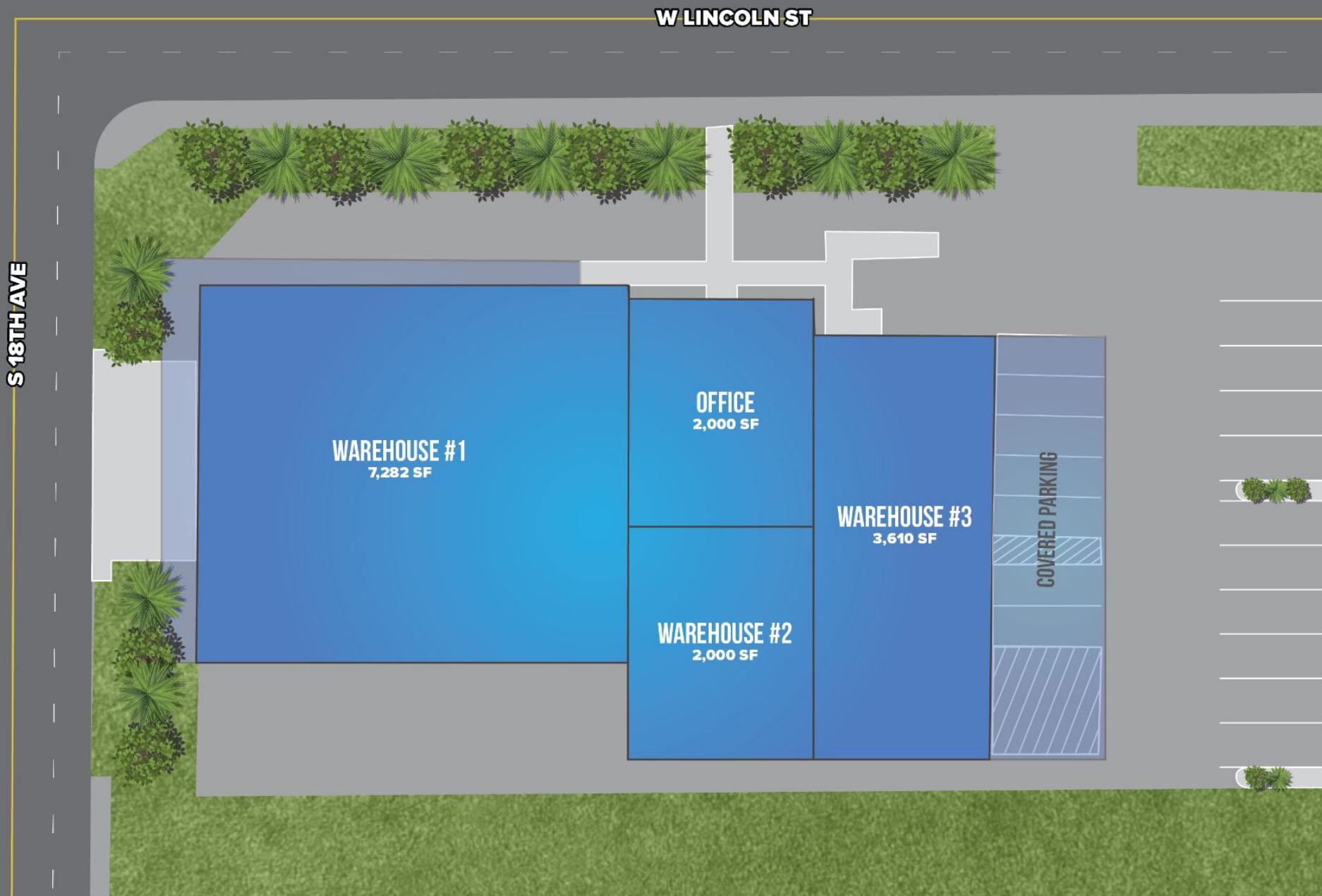
W LINCOLN ST

**IRONIC REFUSE EQUIPMENT**

**Downshift**  
Auto Parts

**AG SPRAY**  
EQUIPMENT





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**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

**OSCAR LOPEZ**

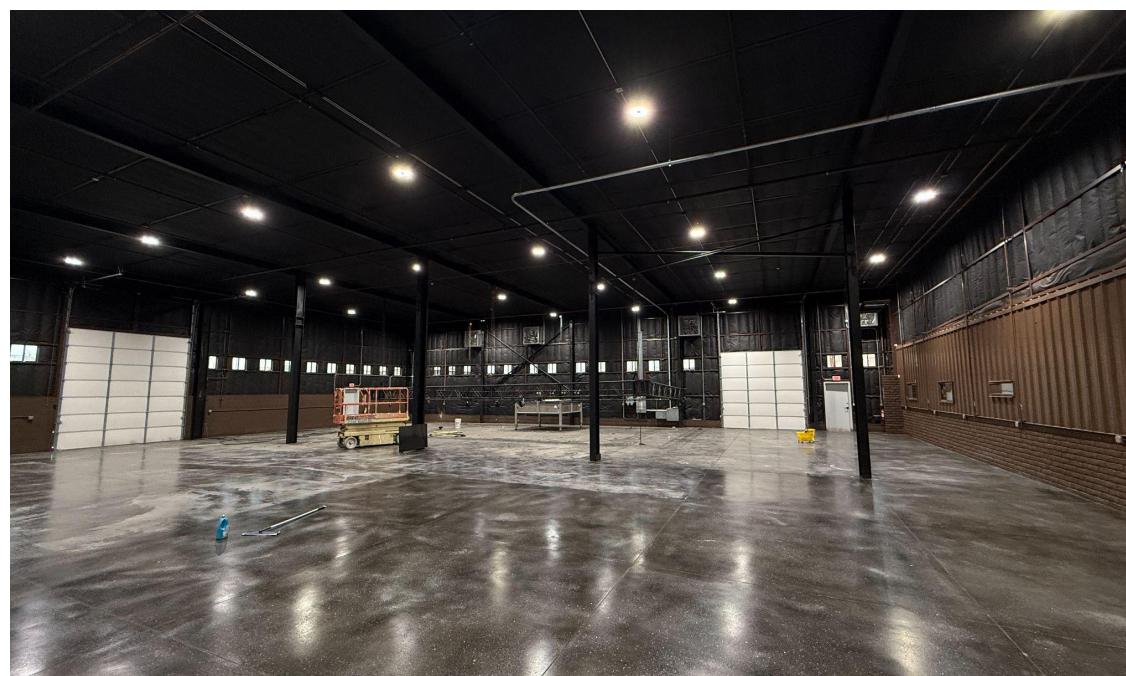
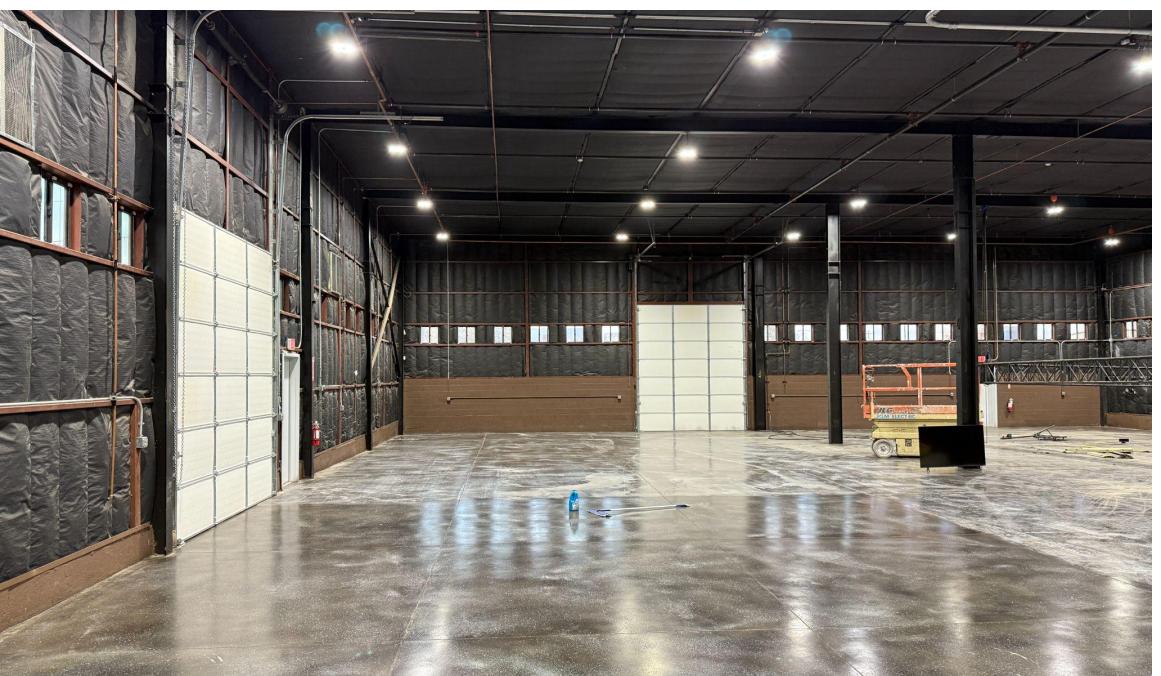
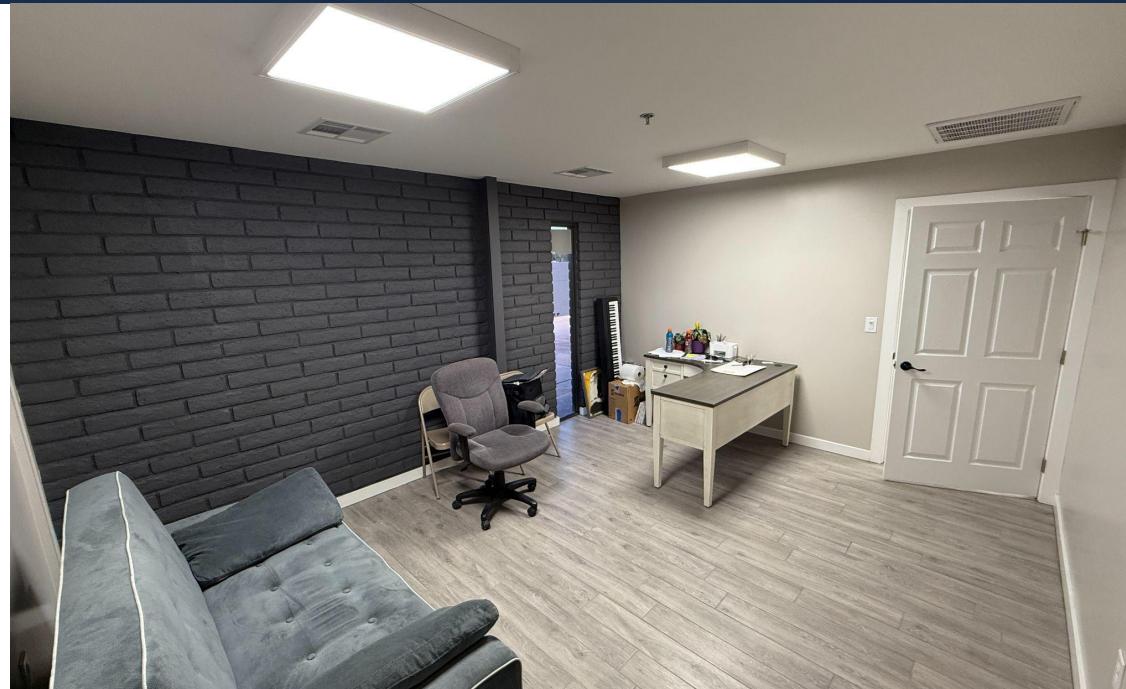
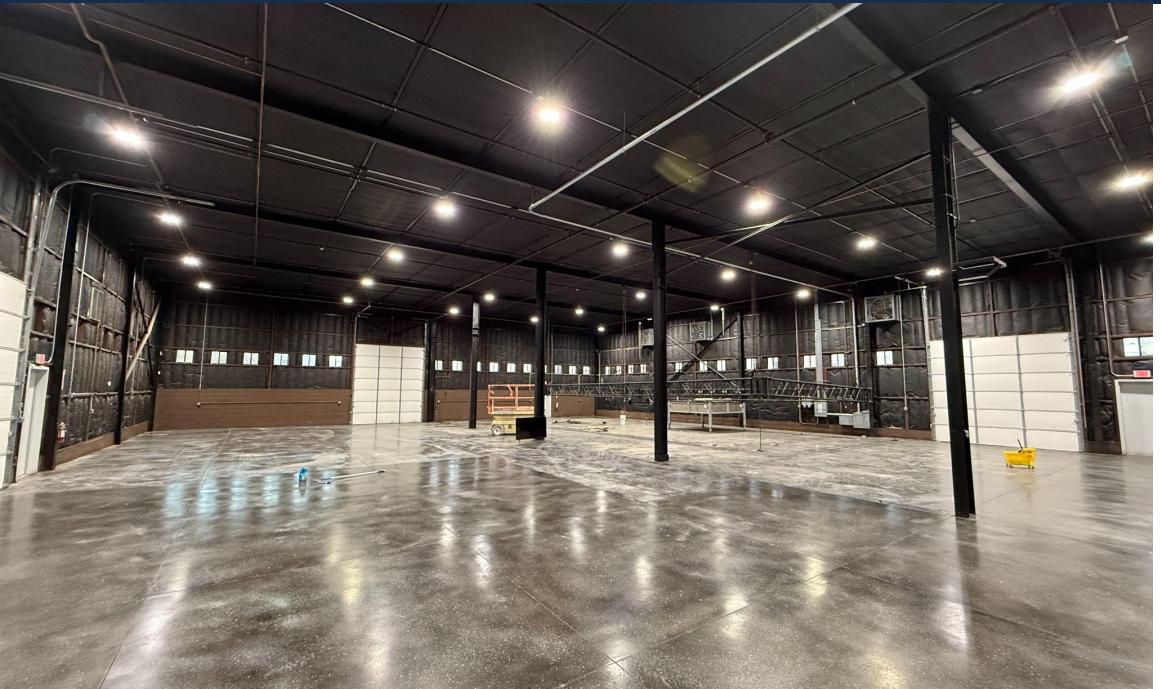
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## CONFIDENTIALITY & DISCLAIMER STATEMENT

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In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.