



Phoenix Warehouse for Lease

2255 W Desert Cove Ave | Phoenix, AZ 85029

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE SIZE
±17,160 SF

LEASE RATE
\$1.20/PSF (NNN)

ESTIMATED NETS
\$0.23/PSF

YEAR BUILT
2000

CLEAR HEIGHT
±22'

POWER
200A 277/480v

LOADING
3 Dock-high doors
1 Grade-level door

COOLING
EVAP

ZONING
A-1

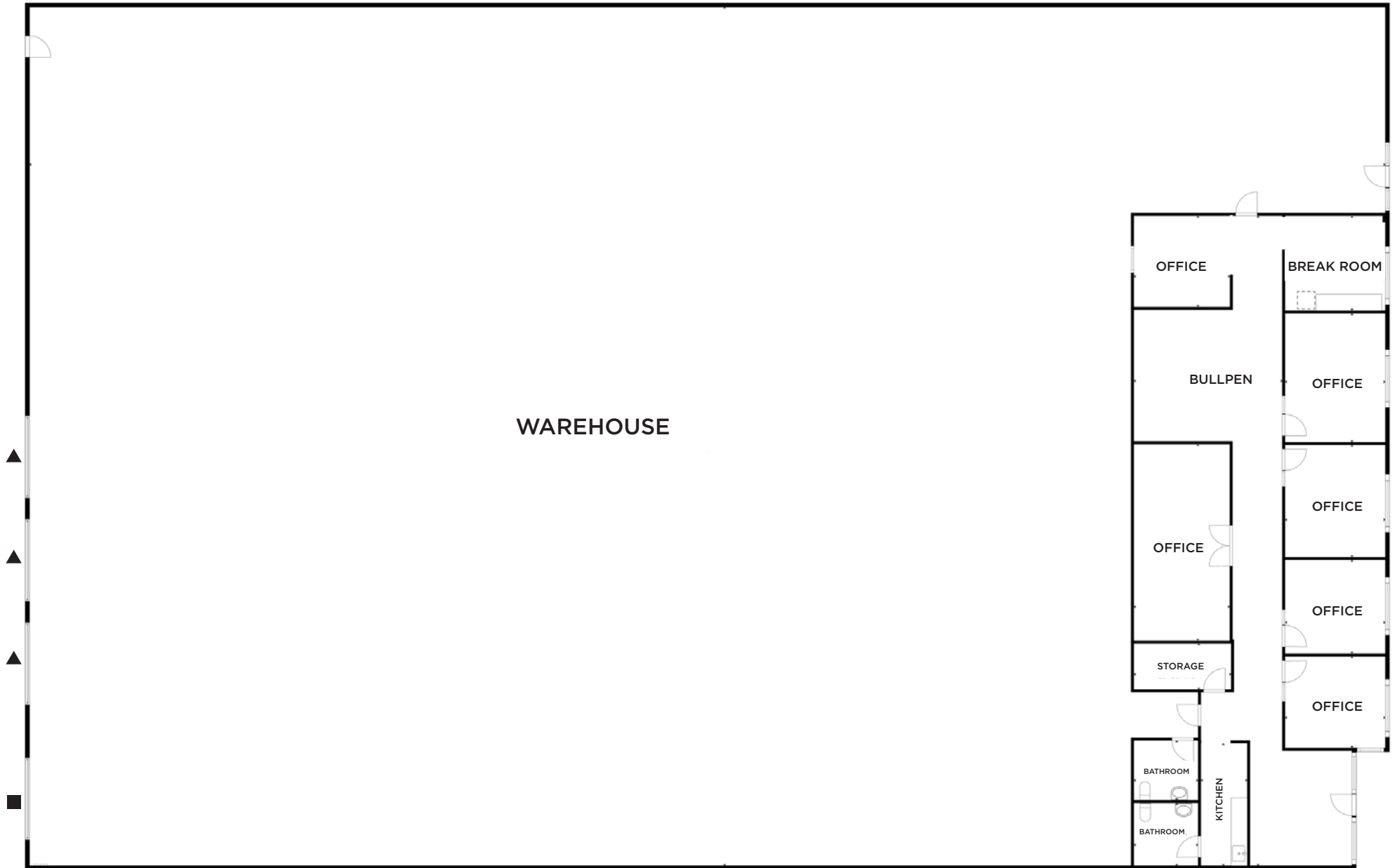


PROPERTY HIGHLIGHTS

- Industrial/Warehouse Space Available For Lease In Phoenix
- Immediate Access to Key Transportation Highways, Including I-17, Loop 101, I-10, Offering Efficient Connectivity
- 100% EVAP Cooled Warehouse with 22' Clear Height
- Equipped with Three (3) Dock High Doors (9' x 10') and 1 Grade Level (12' x 14')
- Secured & Dedicated Truck Court

FLOOR PLAN

[VIRTUAL TOUR](#)



■ 12 X 14 GRADE LEVEL ROLL-UP DOOR

▲ 9 X 10 DOCK HIGH ROLL-UP DOOR

DRIVE TIMES

1 MINUTE

WALK TO THE LIGHTRAIL

10 MINUTES

TO THE I-10 FREEWAY

15 MINUTES

TO DOWNTOWN PHX

15 MINUTES

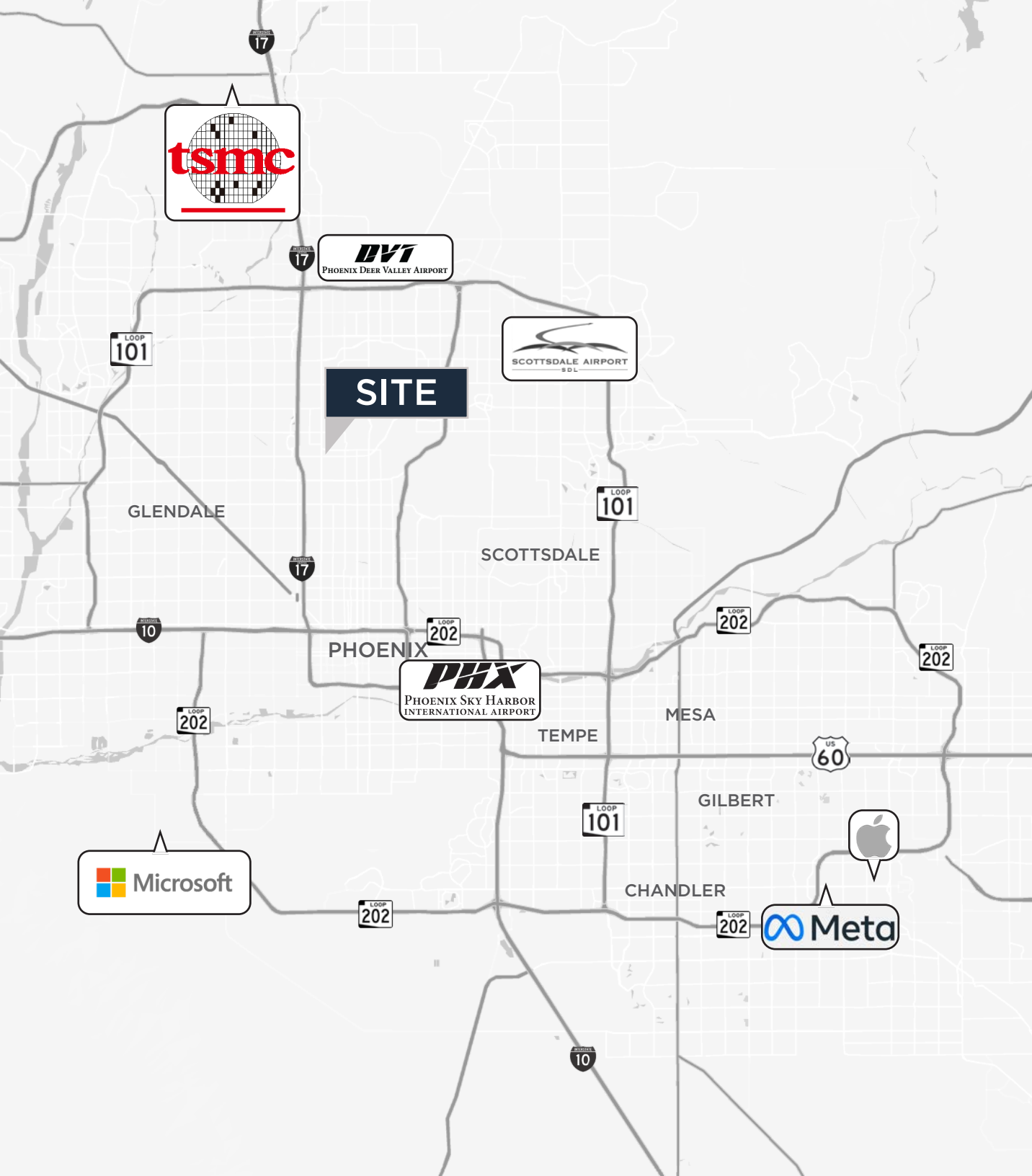
TO TSMC

DIRECT ACCESS

TO THE I-17 FREEWAY

POPULATION OF 3.48M

WITHIN A 40 MINUTE RADIUS





BILLY COWAN
Advisor
760.585.5415
bcowan@levrose.com

JOE COSGROVE
Partner
480.628.4735
jcosgrove@levrose.com

ZAK KOTTLER
Partner
480.272.1493
zkottler@levrose.com

HUNTER CHASSE
Vice President
480.421.8822
hchasse@levrose.com

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