

# INDUSTRIAL CONDO FOR LEASE

## PEORIA INDUSTRIAL CENTRE - SUITE 105

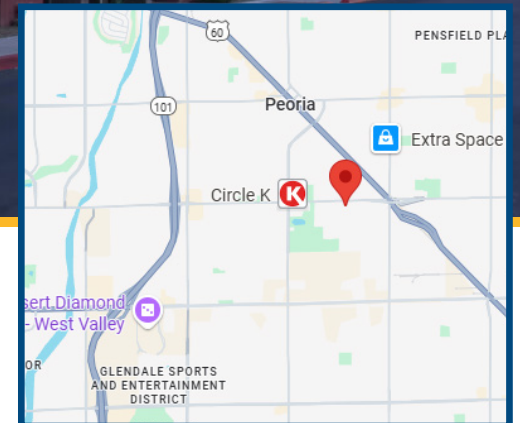
8961 N 79 AVE. PEORIA , AZ 85345

### PROPERTY INFO:

- Grand Ave/Olive Ave (0.35 miles)
- Loop 101/Olive Ave (1.5 miles)
- Zoning I-1 Light Industrial (City of Peoria)

### FEATURES:

- Size: 2,872 SF
- Year Built: 2006
- Power: 225 Amps / 120-208 3ph
- (1) 12x14 Roll up door (Remote)
- 20% Office Build Out
- Fire Sprinkled
- 5" Concrete Slab
- (2) Large Offices (2) Restrooms
- Coffee Bar
- 16' Clear Height
- Lease Rate: \$4,000 /mo. Mod Gross



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice."



### Joe Welchert

Designated Broker  
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Phoenix, AZ 85027  
623.516.7744 Office



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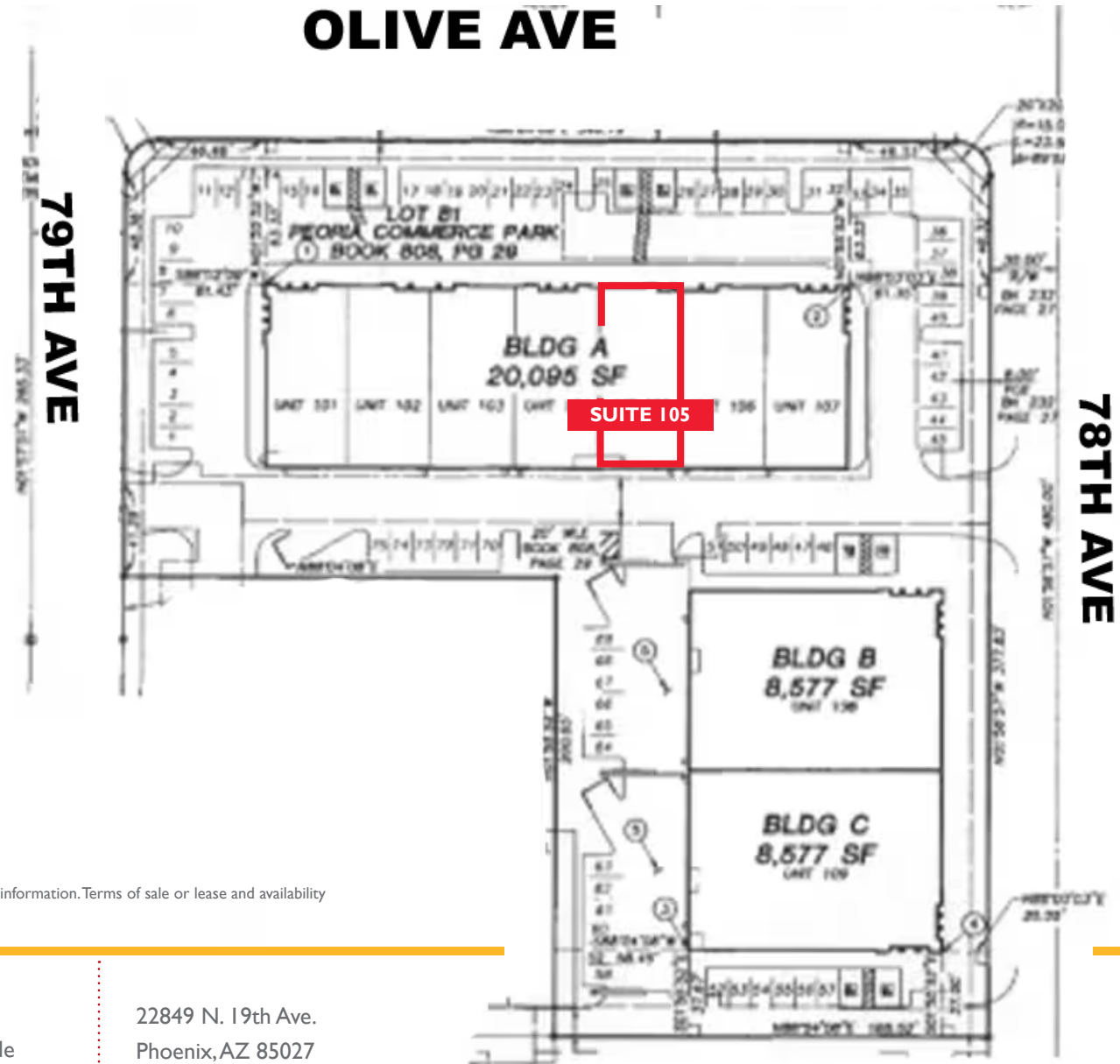
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