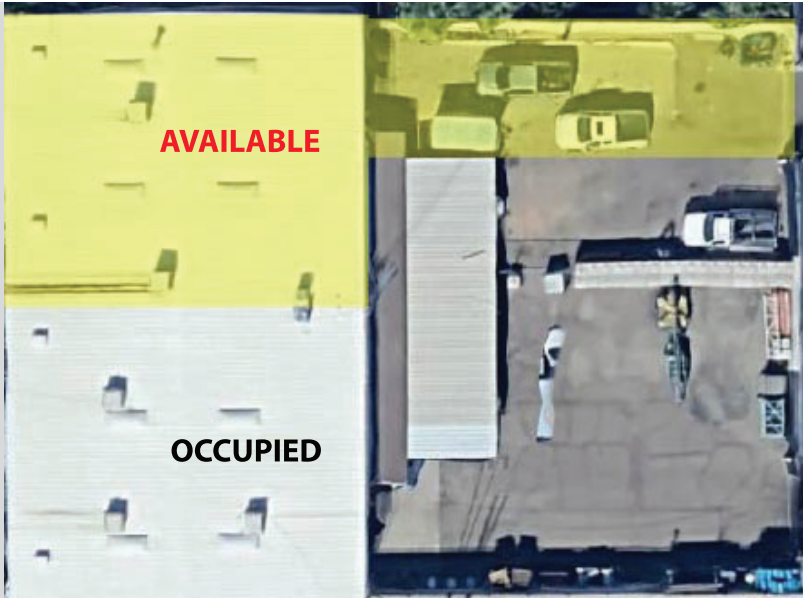




2434 S 11th Ave.
Phoenix, AZ 85086

CENTRAL PHOENIX WAREHOUSE



4000 Square foot warehouse
with approx 2000sq ft yard.

- Clear Height: 16'
- Power: 200 Amps, 3 Phase
- Loading: (1) 12' x 14' Ground Level
- Zoned: A-2 (City of Phoenix)
- Extras: Skylights
- Access: I-17 (Maricopa Fwy)

Available as soon as 2/1/2026

Small 2 story office space- (approx 500/600 sq ft)
1- Bathroom in Office
1- Bathroom in Warehouse
Secured Yard, Large grade level roll up door.

5 year lease

Shorter term lease deals available for accelerated rates.

Additional yard space can be made available @.50cents psf

\$1.25 PSF GROSS - \$5k per month



503.975.2868



Rest of building/yard is currently occupied by building owner/user. Entire property and yard can be vacated and made available for a 5 year lease @ \$1.50psf NNN or upon sale.