

# RIVERSIDE COMMERCE CENTER

4006 S. 23rd St. , Phoenix , AZ 85040

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

Loading: Grade Level & Dock High  
Clear Height:  $\pm 18'$   
Power:  $\pm 120/208v$  - 3 Phase  
Yard Area: Common Fenced Loading Area

### SUITE 1: $\pm 2,530$ SF

- Reception, Two (2) Offices & Restroom (516  $\pm$  SF)
- Evap Warehouse
- One Grade Level OH Door & One Truckwell Door (40"-42" Doc Depth)

**Note: Truckwell & loading court are approximately  $\pm 87$  feet in length.**

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

### ROD CROTTY

Associate Broker  
602.386.1225 (D)  
[rcrotty@cutlercommercial.com](mailto:rcrotty@cutlercommercial.com)

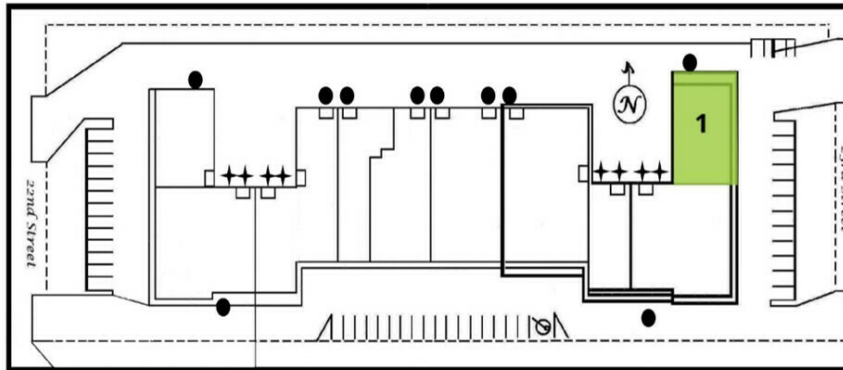


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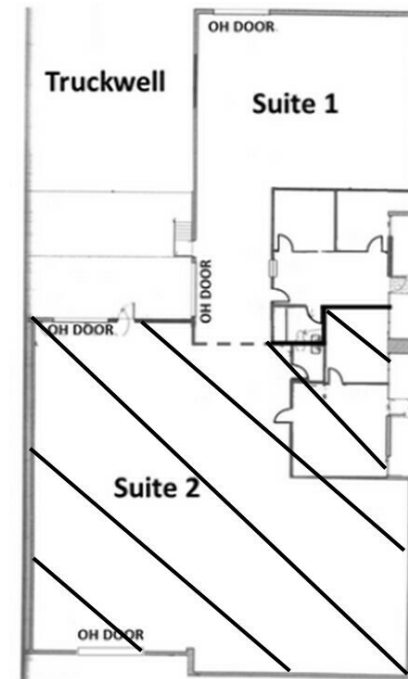
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- - Grade Level Door
- ✦ - Truckwell Door
- ▤ - No Loading or Parking of vehicles in this area



 = NOT A PART

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