

±9,828 SF FREESTANDING INDUSTRIAL BUILDING FOR LEASE

5611 S. 24TH STREET, PHOENIX, AZ

NEW IMPROVEMENTS!



BRIAN PAYNE
bpayne@leearizona.com
D 602.820.6217

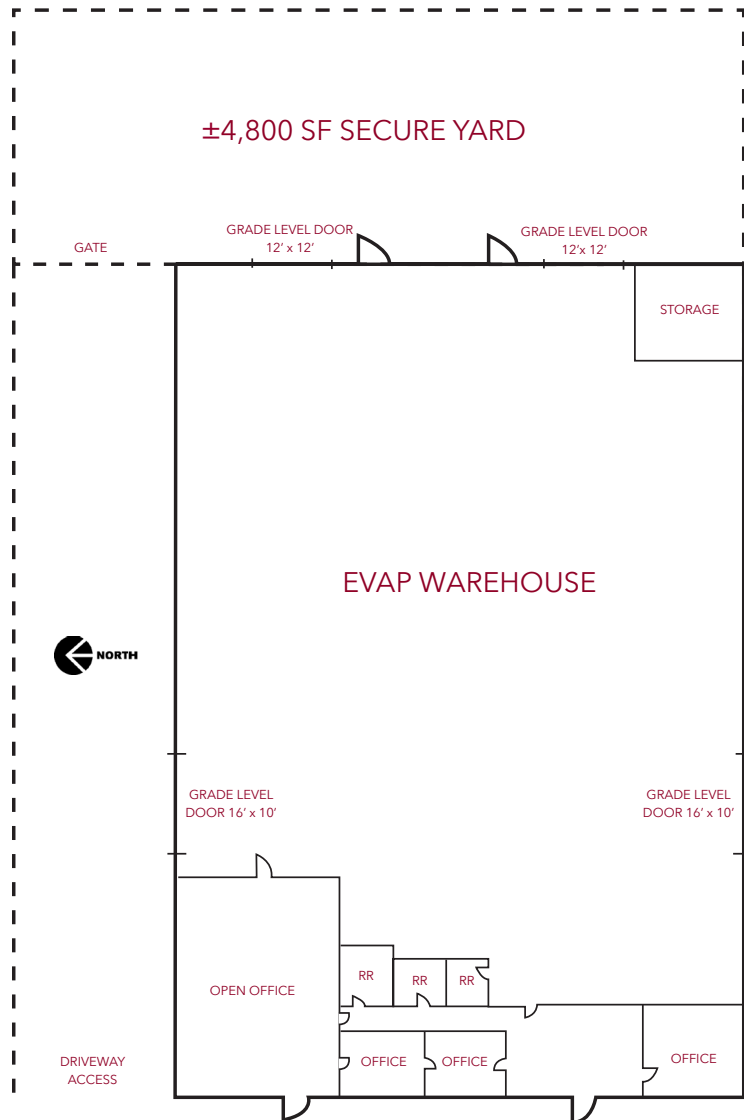
PARKER WHITE
pwhite@leearizona.com
D 602.750.9903

NICK VAGNOZZI
nvagnozzi@leearizona.com
D 602.292.3292

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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*Floorplan for illustrative purposes only. Not to Scale

BUILDING FEATURES

- ±9,828 SF Freestanding Building
- ±1,800 SF Office
- Four (4) Grade Level Doors
 - Two (2) 12' x 12'
 - Two (2) 16' x 10'
- EVAP Cooled Warehouse
- 14' Clear Height
- 4,800 SF Secured Yard
- Estimated Power: 400 Amps 120/208v
- Zoning IND. PK. (Phoenix)
- 10 Parking Spaces
- \$1.05/SF NNN

NEW IMPROVEMENTS

- New Roof
- New Asphalt Coating
- New EVAP Coolers
- New HVAC Units
- New Carpet
- New Paint
- New Flooring
- New Landscaping

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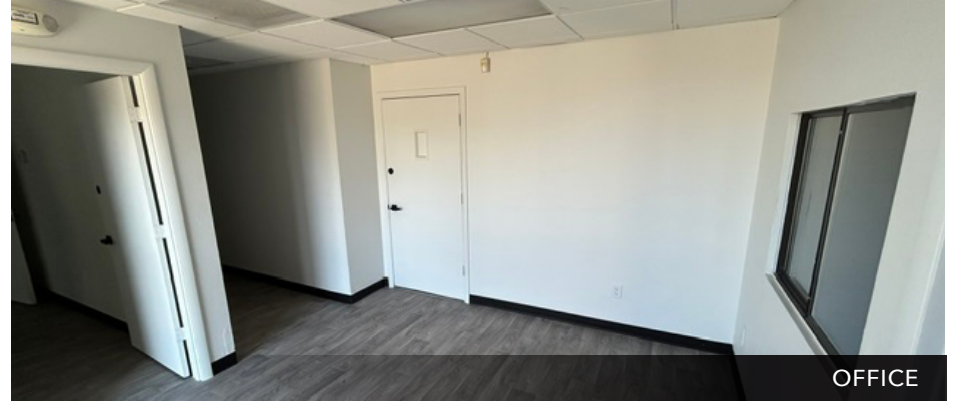
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OFFICE ENTRY



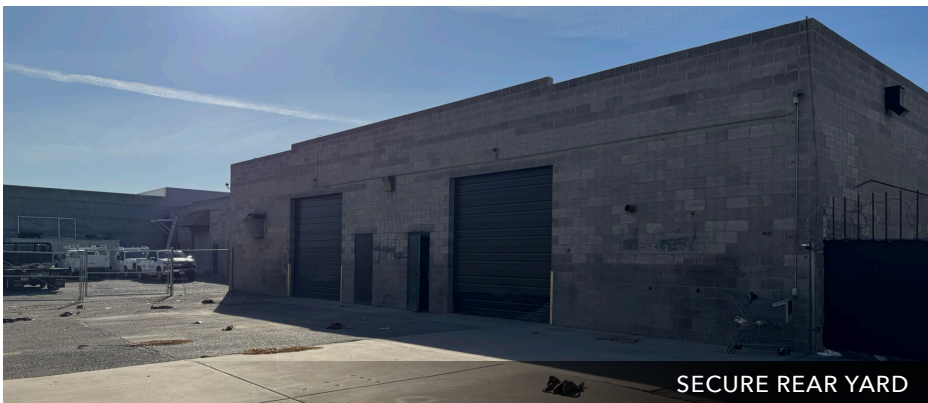
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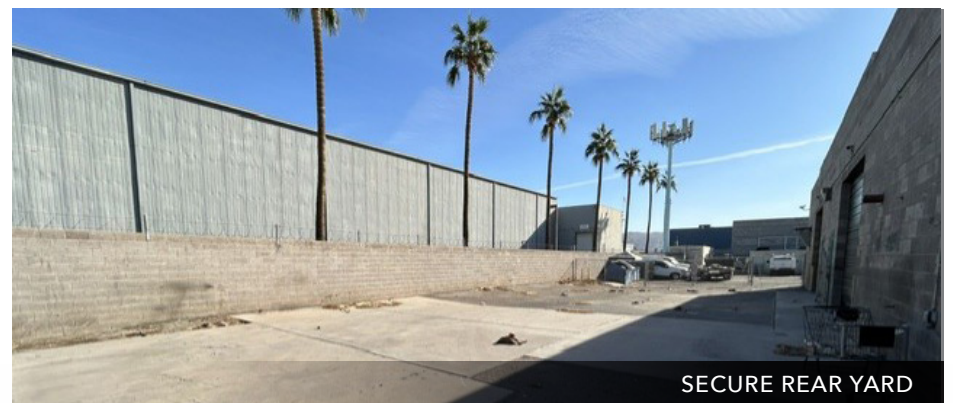
WAREHOUSE



NORTH DRIVE AISLE



SECURE REAR YARD



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