



**21610**  
N 12TH AVENUE  
PHOENIX | AZ 85027

**±15,702 SF FOR LEASE**  
INDUSTRIAL MANUFACTURING BUILDING

CONTACT EXCLUSIVE LISTING AGENTS FOR MORE INFORMATION:

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**HEAVY POWER, TRUCKWELL, EVAP COOLED, FENCED YARD**

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## SITE FEATURES

- ±15,702 SF Industrial
- Two (2) Restrooms
- Power 277/480 Volt | Phase 3
- Sprinklered
- EVAP Cooled Warehouse
- Three (3) Grade Level Door (10x12')
- One (1) Truckwell
- Office To suit 400 SF
- Yard: 40 x 160 SF
- Twenty-five (25) Parking Spaces

## 2024 IMPROVEMENTS COMPLETED

- New Exterior paint.
- White walled warehouse paint.
- New Office(s)
- New Restrooms
- New R-30 insulation
- New Storefront entry - add glass windows
- EVAP Cooled units
- New LED lighting throughout office and warehouse.
- New Asphalt coat.



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AERIAL MAP

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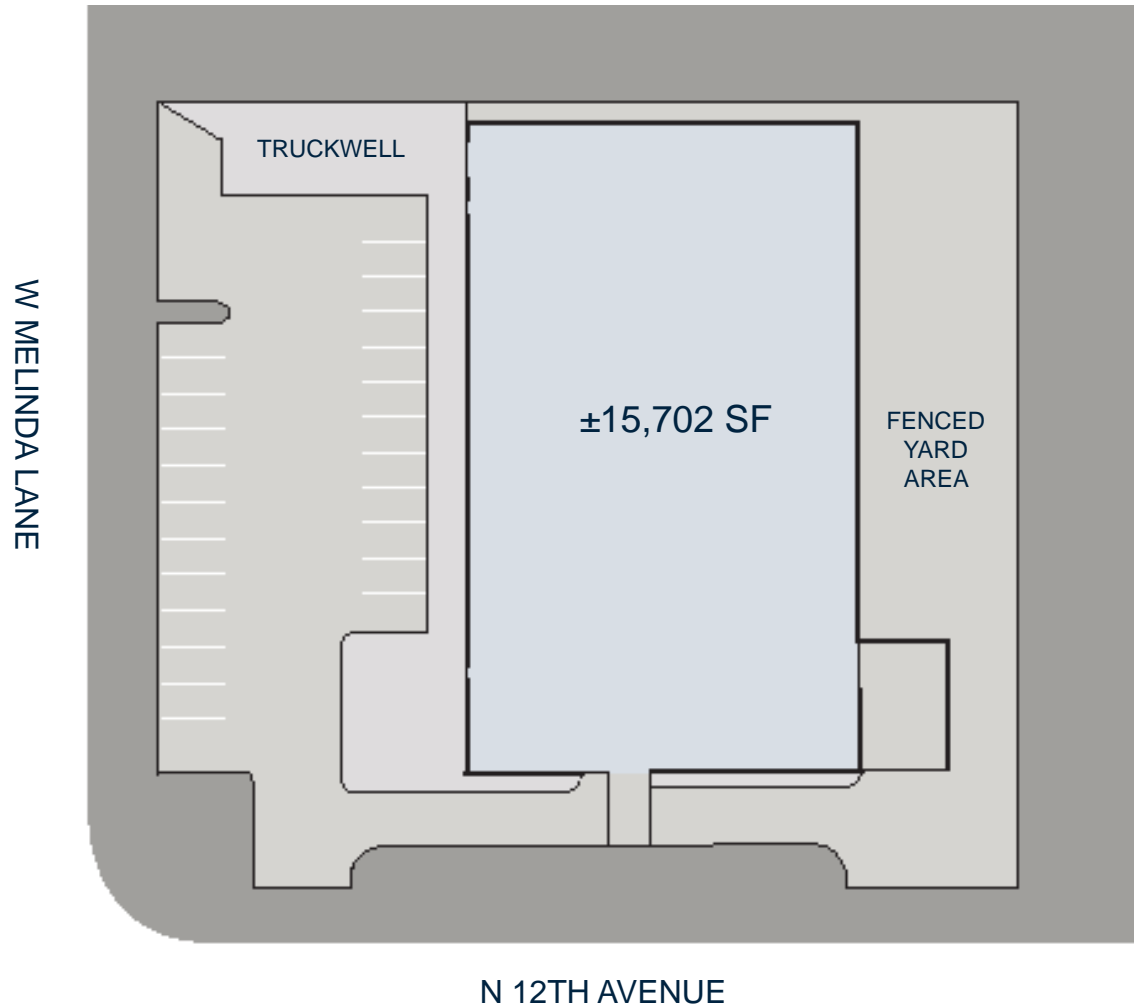
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