

FOR SALE OR LEASE

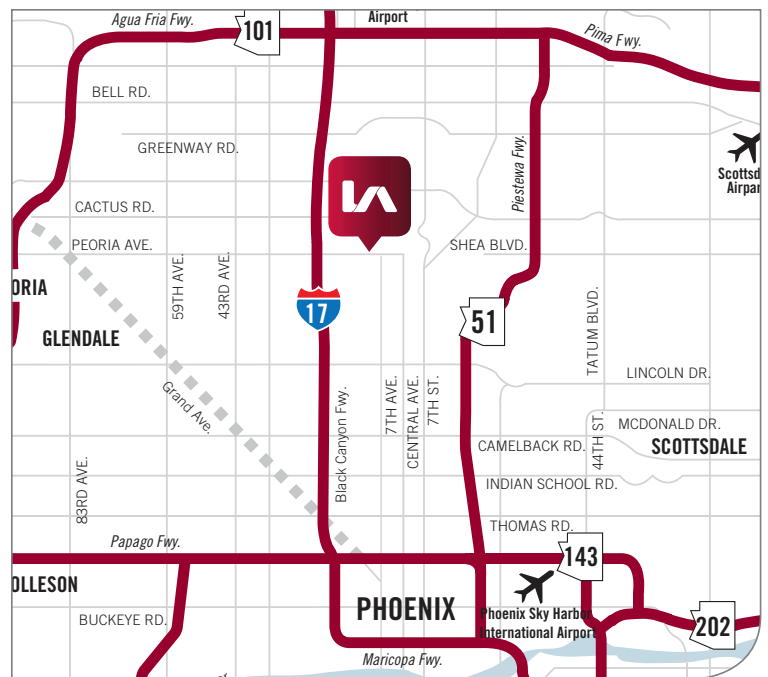
2224 WEST SHANGRI LA ROAD
PHOENIX, ARIZONA 85029



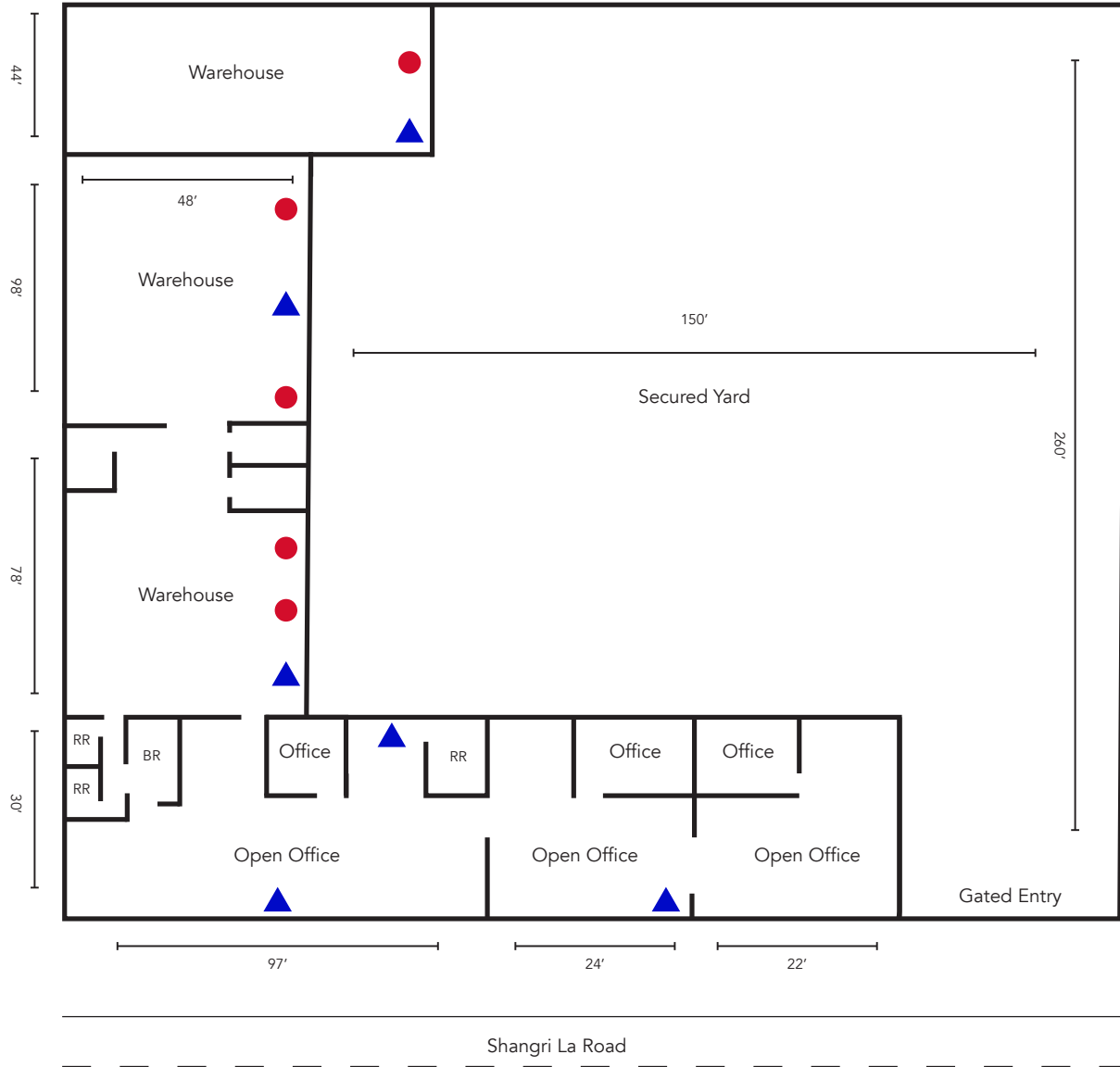
FEATURES

- ± 18,250 SF Industrial Building
- ± 4,500 SF A/C Office Area
- ± 13,750 EVAP-Cooled Warehouse
- ± 1.37 Acre Lot
- ± **30,000 SF Fenced / Paved Yard**
- Parcel #149-08-0558
- (5) Grade Level Roll Up Doors
- A-1 Zoning, City of Phoenix
- 20 Striped Parking Stalls
- Lease Rate: \$1.10/SF NNN
- Sale Price: \$4,200,000.00

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● Roll-Up Door ▲ Man Door

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