

**FOR SUBLICENSE
±94,885 SF FREESTANDING BUILDING WITH LARGE YARD**

2021 E JONES AVE, PHOENIX, AZ

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



2,400 AMPS 277/480V TOTAL | ±1.15 ACRE YARD

SUBLICENSE UNTIL MARCH 2027

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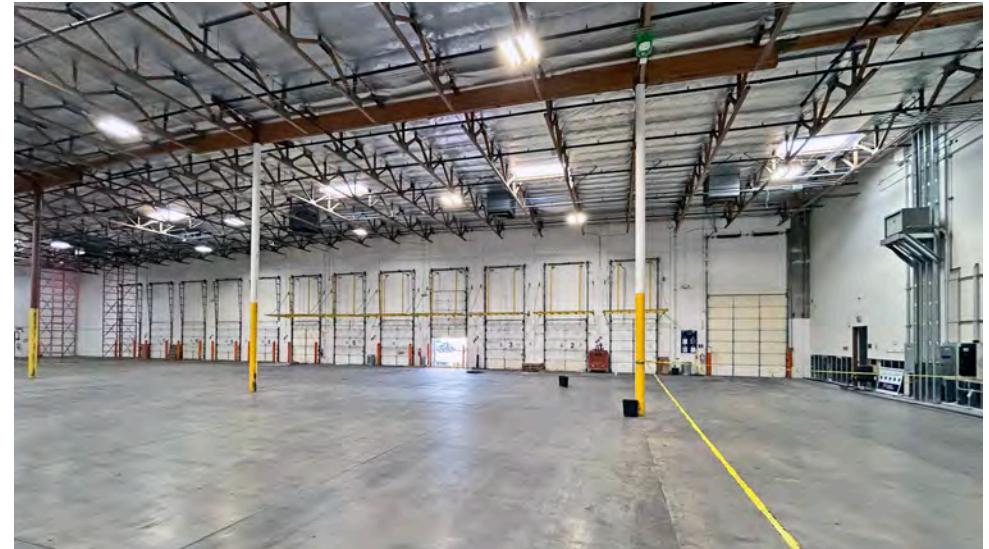
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FEATURES

WEST BUILDING

- ±35,000 SF
- ±6,200 SF Office (Recent Improvements)
- ±27' Clear
- 11 Dock High Doors
- 1 Dock High Platform (Side Loading)
- 1 GL (12'x14')
- EVAP Warehouse
- 1,200 AMPS | 277/480v | 3P
- 39'x39' Column Spacing
- Zoning: A-1 (City of Phoenix)



EAST BUILDING

- ±59,885 SF
- ±1,500 SF Office
- ±8,700 SF Climate Controlled Room
- ±30' Clear Height
- 8 Dock High Doors with Edge of Dock Levelers
- EVAP Warehouse
- 1,200 AMPS | 277/480v | 3P
- 44'x34' Column Spacing
- Zoning: A-1 (City of Phoenix)



YARD

- ±1.15 AC
- Concrete Paved
- Two Points ingress/egress
- Truck Scale
- Ind. Pk. (City of Phoenix)

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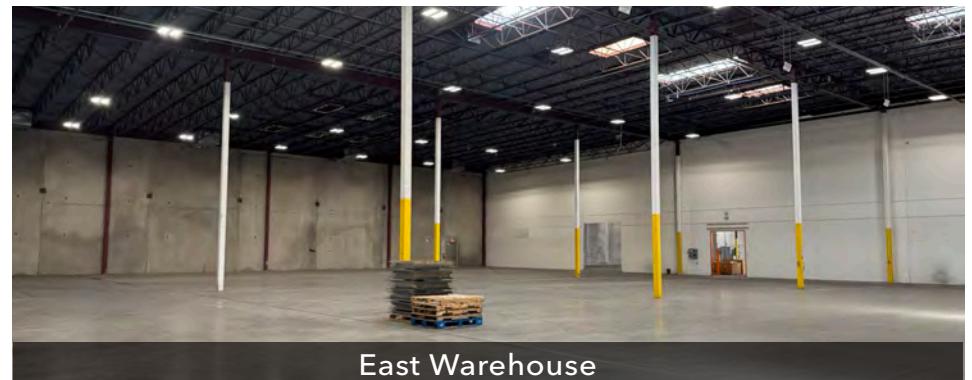
Truck Court (West)



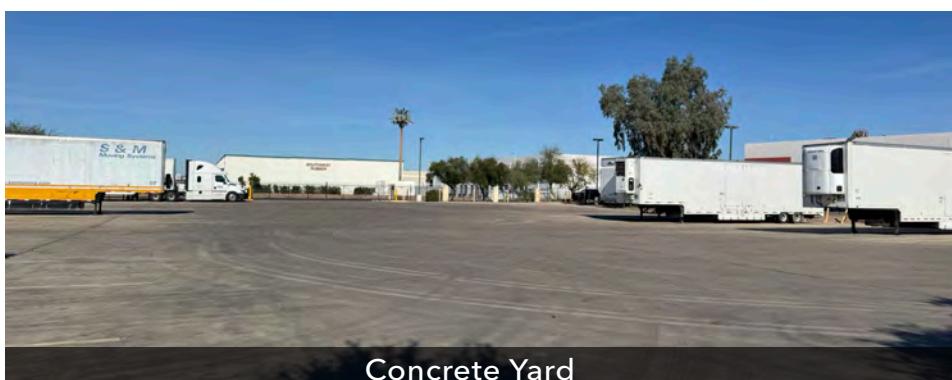
East Building



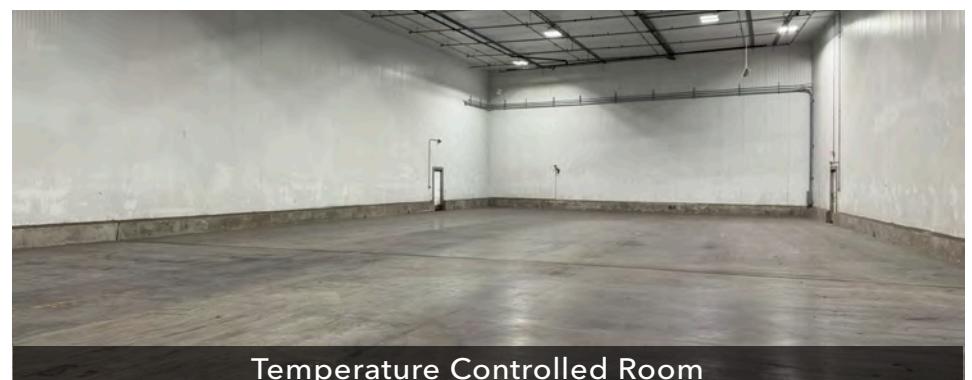
West Warehouse



East Warehouse



Concrete Yard

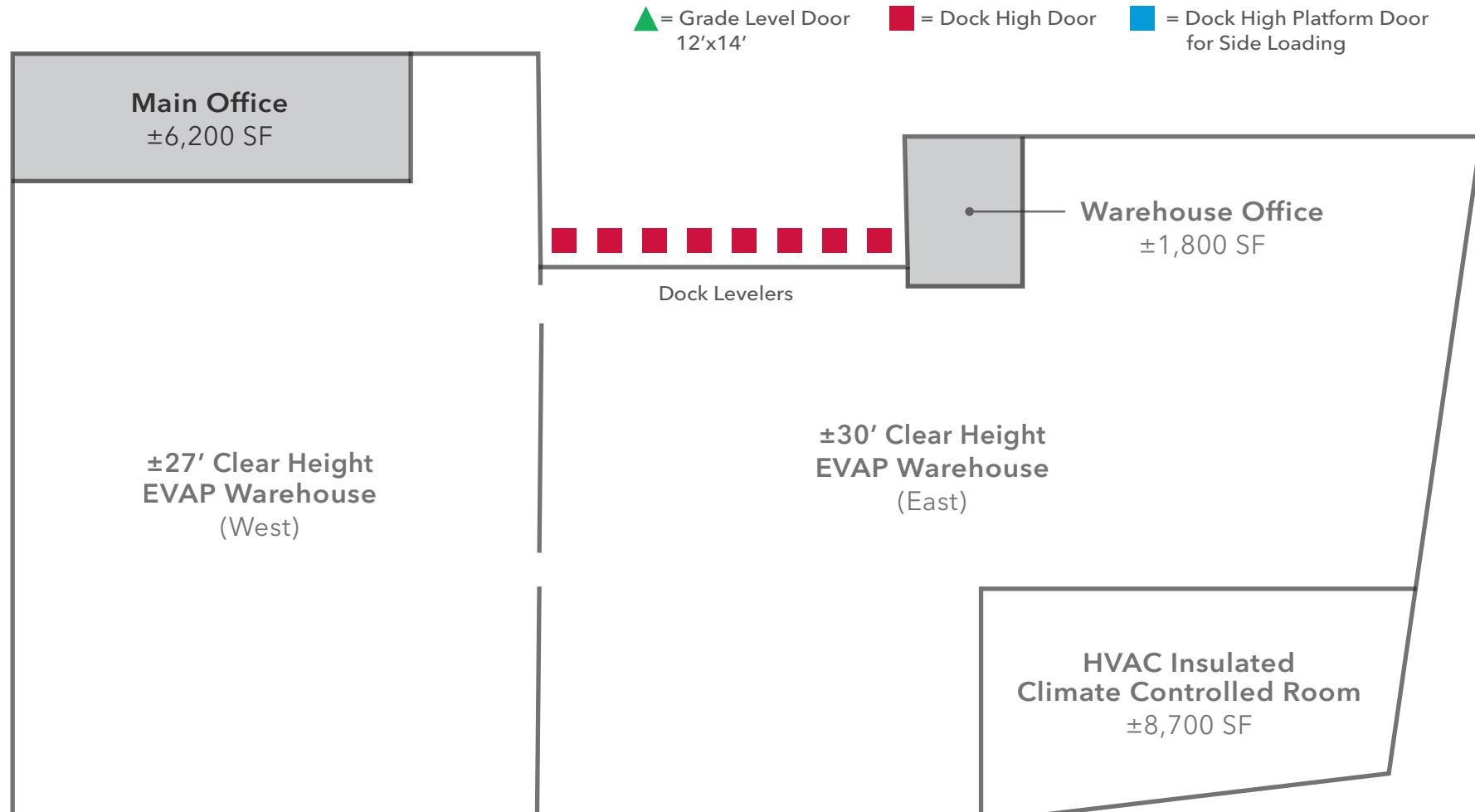


Temperature Controlled Room

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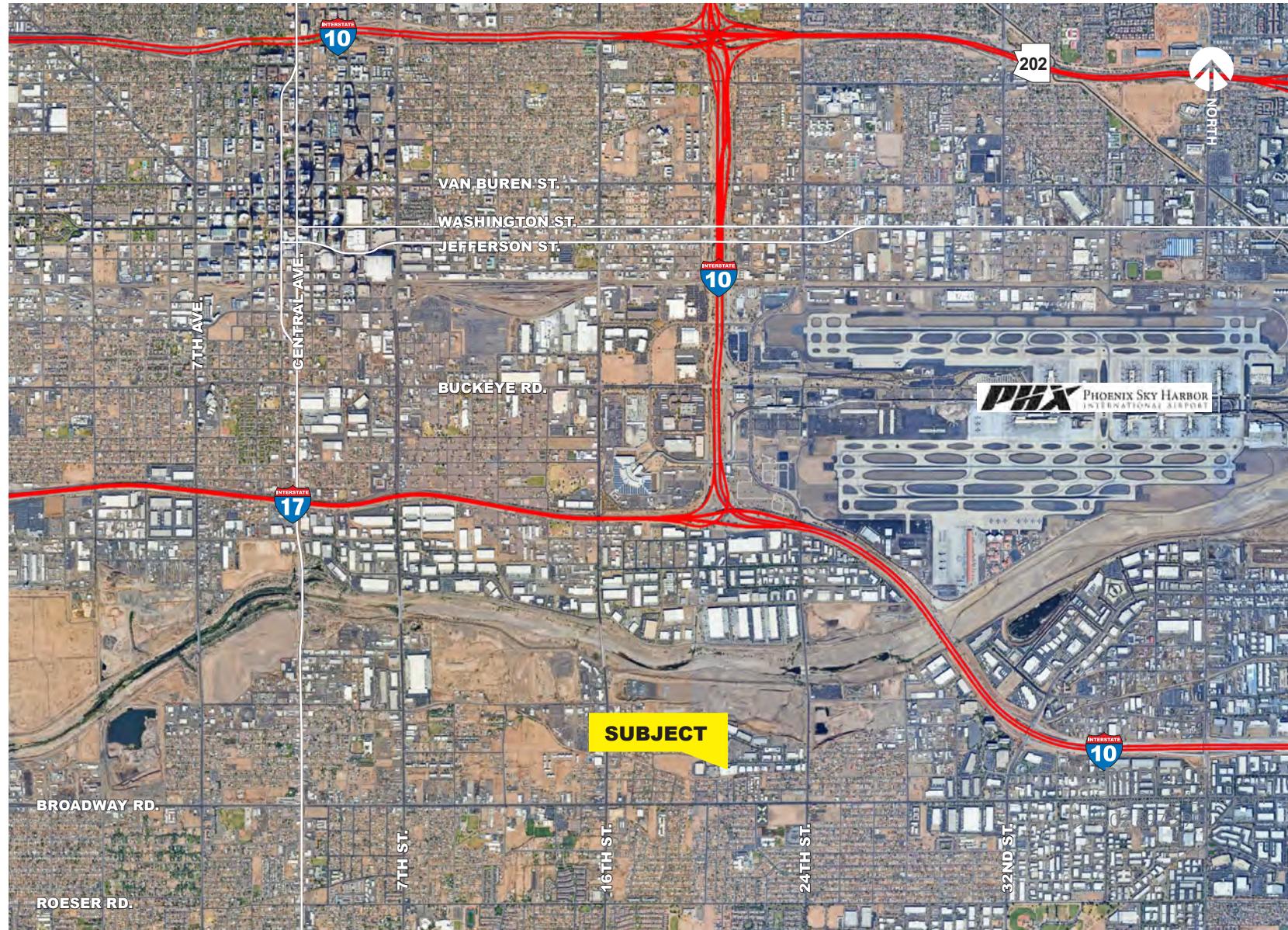
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