

**INDUSTRIAL SPACE FOR SUBLLEASE**

**RENT: \$1.15 NNN PER SF PER MONTH**

**2145 SOUTH 11TH AVENUE, SUITE 140 PHOENIX, ARIZONA 85007**

**LOCATED NEC OF 11TH AVENUE AND WATKINS STREET**



**PAUL BLUM, J.D., CCIM**

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*Unlocking The Value of Real Estate*

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**BLUM-ROBERTS GROUP**



**14350 North 87th Street**

**Suite 180**

**Scottsdale, AZ 85260**

# INDUSTRIAL SPACE FOR SUBLICENSE

## SUMMARY

<b>Address:</b>	<b>2145 South 11th Avenue, Suite 140, Phoenix, Arizona 85007</b> <b>NEC 11th Avenue and Watkins Street</b>
<b>Size:</b>	<b>±10,594 Square Foot Building</b> <b>Office: ±843 Square Feet</b> <b>Warehouse: ±9,751 Square Feet</b>
<b>Price</b>	<b>Rent: \$1.15 NNN</b> <b>Sublease Through July 31, 2027</b>
<b>Highlights:</b>	<b>Heavy Manufacturing Facility</b> <b>2 Dock Hi Loading Docks (Side by Side), 1 Drive In</b> <b>24 Feet Clear Height</b> <b>ESFR Sprinklers</b> <b>±3 Miles from Sky Harbor Airport</b> <b>±1/2 Mile South from I-17</b>

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## AERIAL PARCEL MAP



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## EXTERIOR PHOTOS



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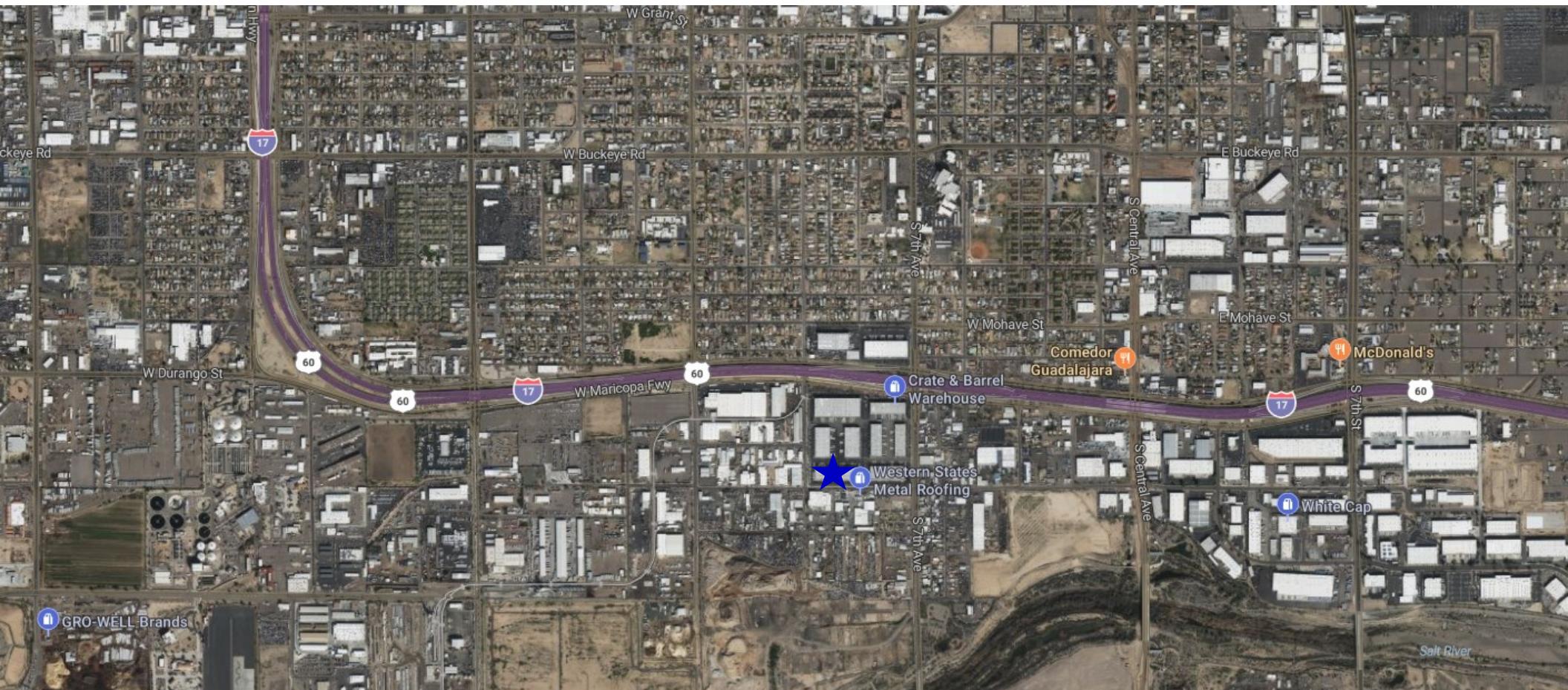
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## LOCATION MAP



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