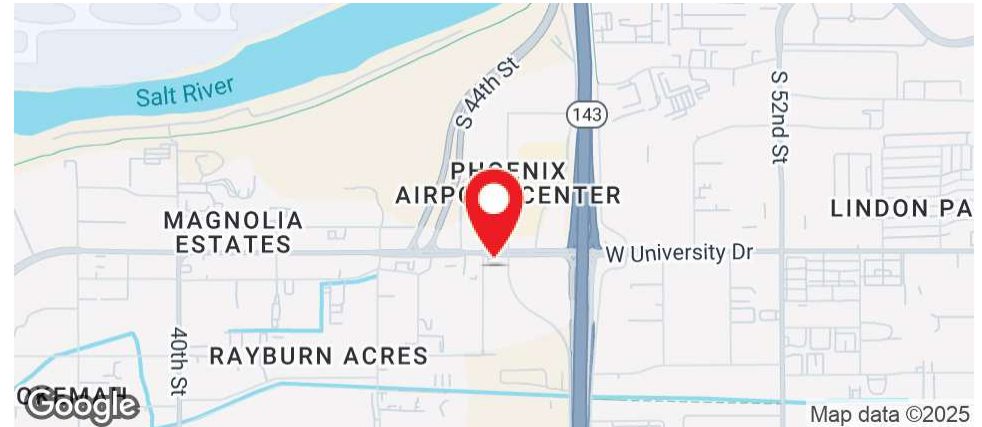


2817 S 46TH STREET

Phoenix, AZ 85040

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Located just off the SR-143 freeway, this industrial property features 12-foot grade level doors, warehouses and private fenced yards. With proximity to Sky Harbor International Airport, Arizona State University and Phoenix Municipal Stadium, the property serves as a great location for businesses in the Phoenix Metro Area.

PROPERTY HIGHLIGHTS

- Private Fenced Yard
- Excellent Freeway Access To SR-143 and I-10
- A/C Cooled Warehouse
- Grade Level Loading – ±10' x 12' Overhead Doors

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Available SF:	6,290 ±SF
Office:	1,250 ±SF
- Reception, Four (4) Offices, Break and Warehouse Office	
Warehouse - A/C Cooled:	5,040 ±SF
Fenced Parking/Yard (Approximately 60'x67'):	4,000 ±SF

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

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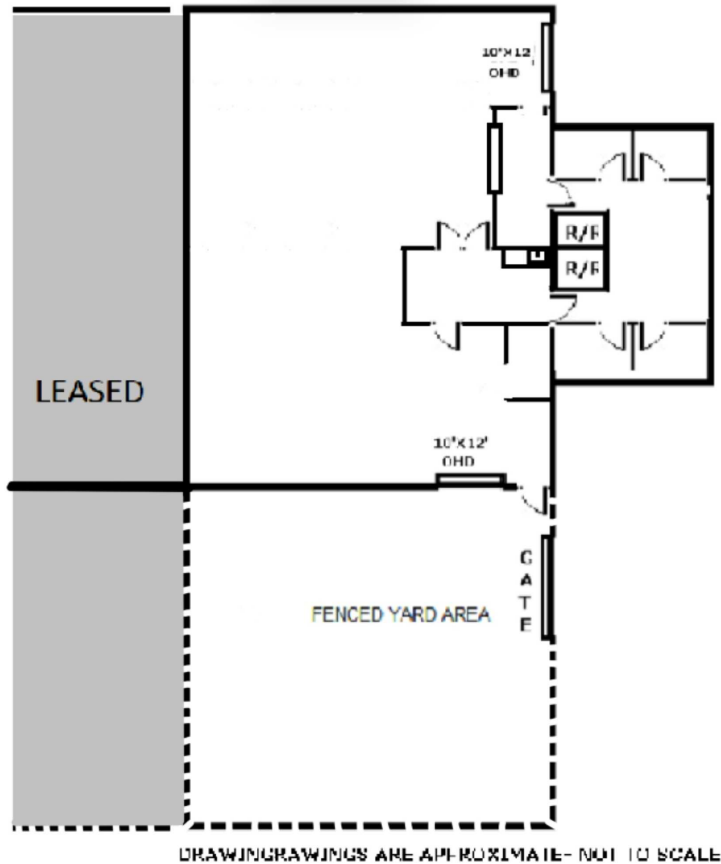


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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