

# AVAILABLE

1606 E. University Drive, #105  
6,815 Sq. Ft.

## Features:

- Located just min. from I-10 & I-17 freeways
- 2,300 sq. ft. a/c office area (Rec., 6 offices, conference, kitchen, bullpen, 3 restrooms)
- 4,500 sq. ft. evap. cooled warehouse
- Building frontage 16<sup>th</sup> Street
- 18' Minimum clear height
- Two (2) 12' x 12' grade door
- A-2 Zoning, City of Phoenix
- Shared truckwell
- 200 amps, 277/480 volt, 3 phase power
- Building Signage
- **Competitive Gross Rental Rates**



**Arizona  
Industrial  
Properties**

5100 N. 40<sup>th</sup> Street  
Phoenix, Arizona 85018  
(602) 438-8000  
(602) 438-7940 fax  
[www.azindprop.com](http://www.azindprop.com)

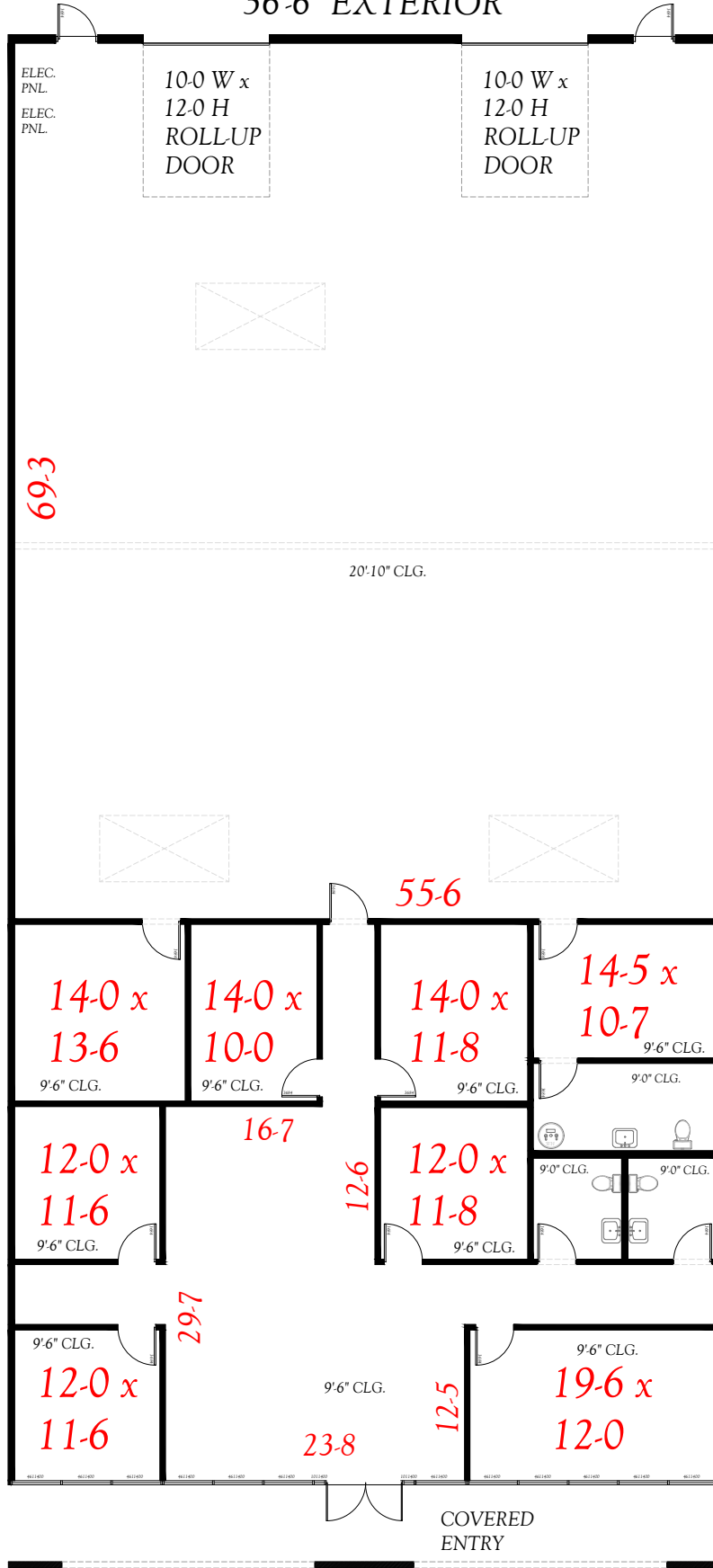
For More Information Contact:

**Randy S. Warner**  
**(602) 438-8000**  
[randy@azindprop.com](mailto:randy@azindprop.com)

**No CAM'S**

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56'-6" EXTERIOR



TOTAL SF: 6,815

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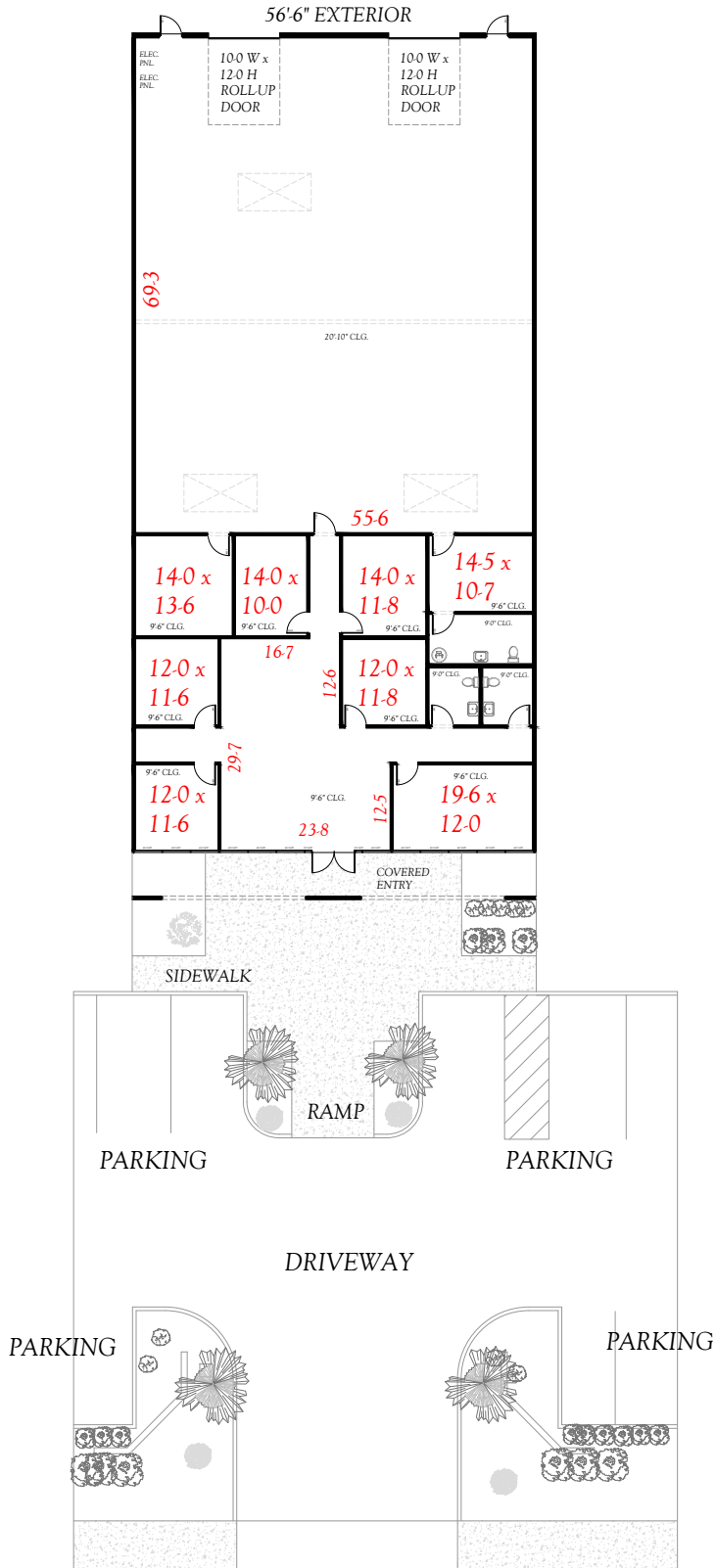


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DRIVEWAY  
LOADING/  
UNLOADING  
(53-0 X 56-0)



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