



MULTI-TENANT INDUSTRIAL FOR LEASE

17252 E Falcon Dr Fountain Hills, AZ

FOR MORE INFORMATION CONTACT:

Ryan Reisman

President & Real Estate Broker

M: 480-694-2942

E: ryan@reismanrealty.co



Reisman Realty, LLC

±10,440 SF FOR LEASE

MULTI-TENANT INDUSTRIAL

**17252 E Falcon Dr
Fountain Hills, AZ 85268**

**FOR LEASE
\$1.60 NNN**

**BUILDING SIZE
±10,440 SF**

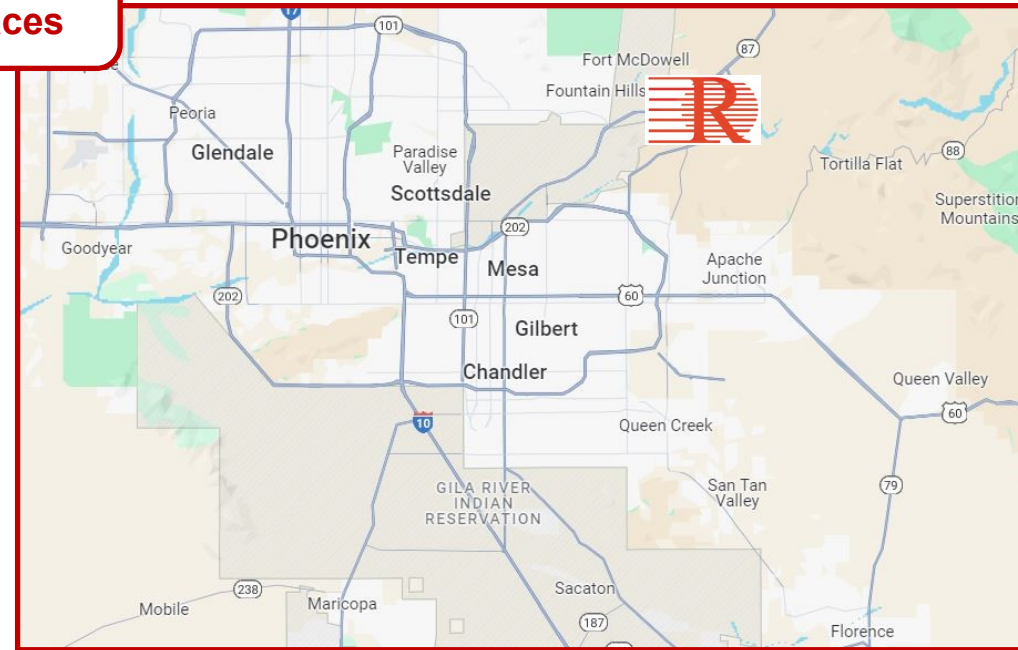
**CAM CHARGES
\$0.21 PSF / MONTH**

**LOT SIZE
± .53 ACRES (± 23,087 SF)**

**PARKING
1.2/1,000 SF – 12 Spaces**

Property Highlights

- **Suite 7 & 8 - 2210 SF - AVAILABLE DEC. 1, 2025**
- **Clear Height: 12'**
- **Power: 300a/240v 3p Heavy**
- **Zoning: C-3, City of Fountain Hills**
- **Loading: 10 Grade Level Doors – 10' W x 10' H**
- **New LED Lighting**
- **Built 1988; Renovated 2019**
- **APN: 176-08-608**



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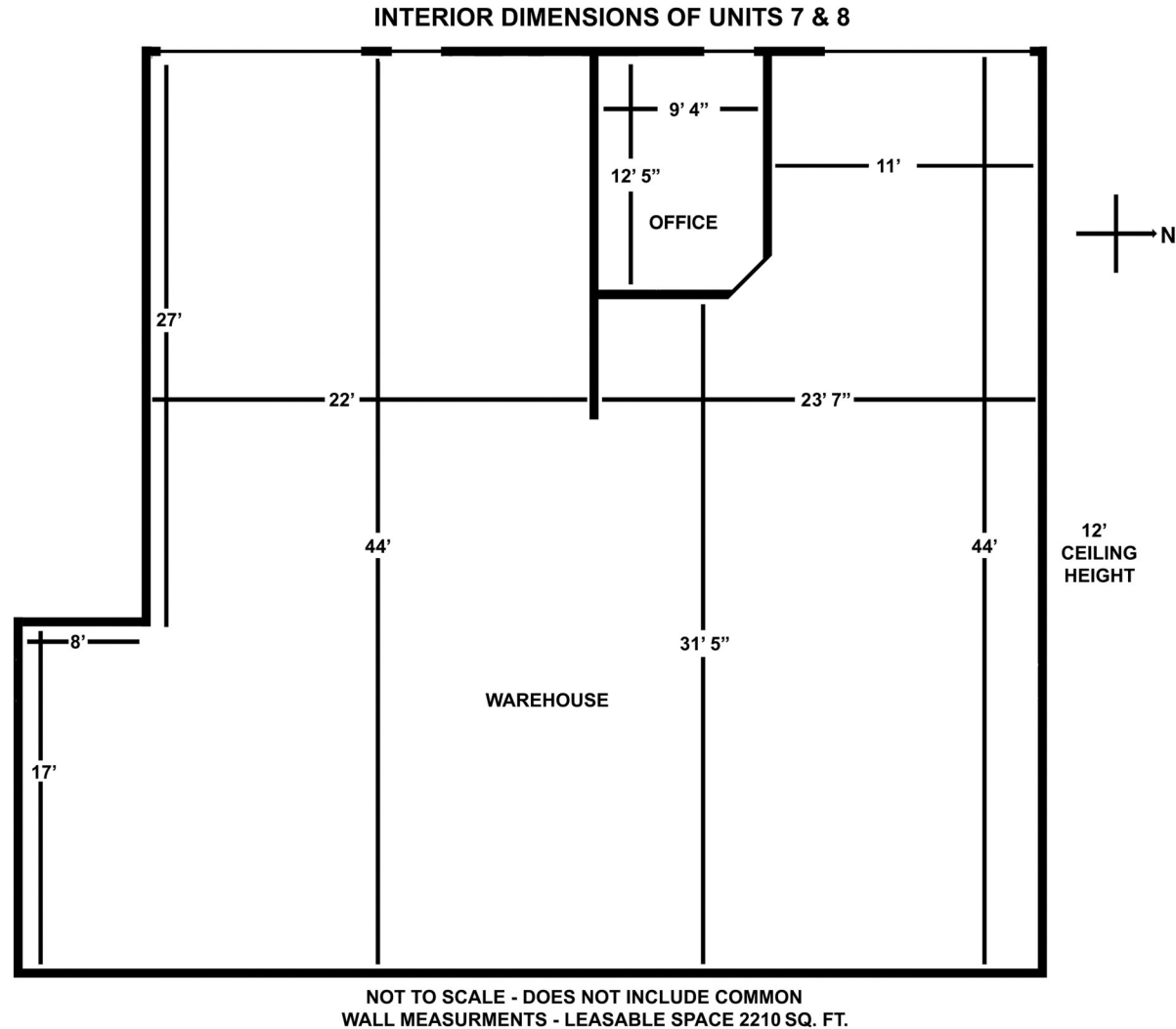
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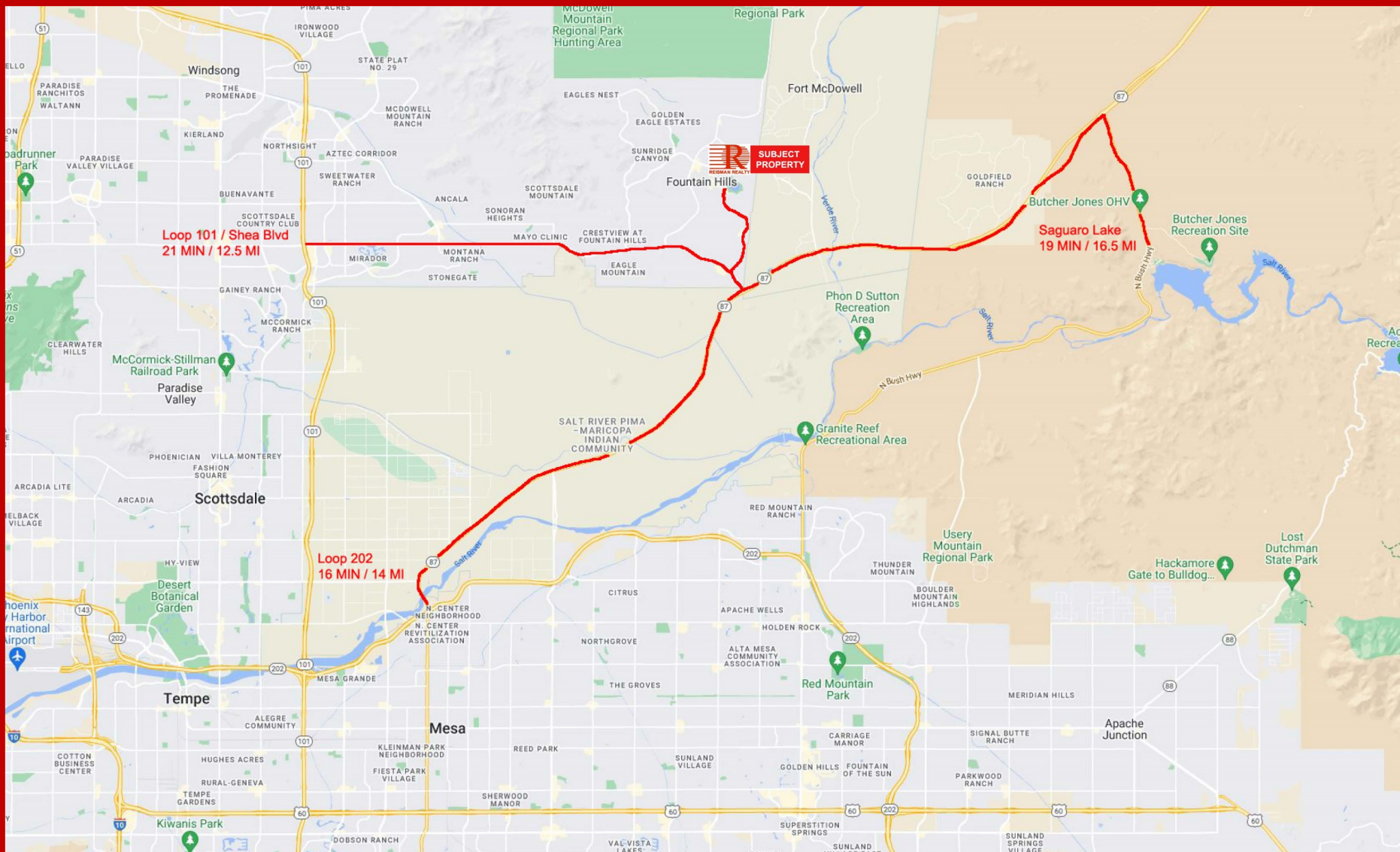
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