

1746-1748 W. Fillmore Street

Phoenix, Arizona 85007



Chris Reese, SIOR

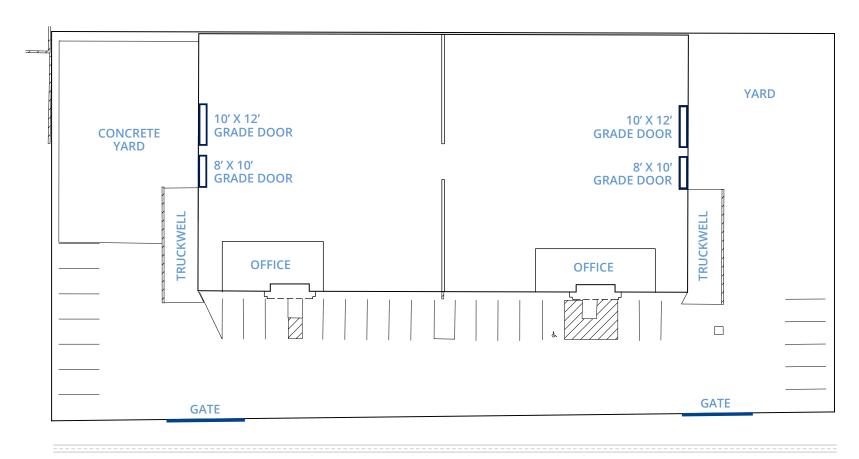
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2390 E Camelback Rd, Ste 100 Phoenix, AZ 85016 www.colliers.com/arizona



Site Plan



Fillmore Street



Lot Size: 1.15 Acres



Clear Height: 20'



EVAP Cooled Warehouse



Available: 21,009 SF



Office: Two (2) x 1,000 SF



Power: 800 AMPS (expandable to 1,200 AMPS), 120/208 Volt, 3-phase

Property Highlights

» **Zoning:** A-1, City of Phoenix

» Parking: 28 Spaces

» **Grade Doors:** 2 - 10′x12′ and 2 - 8′x10′

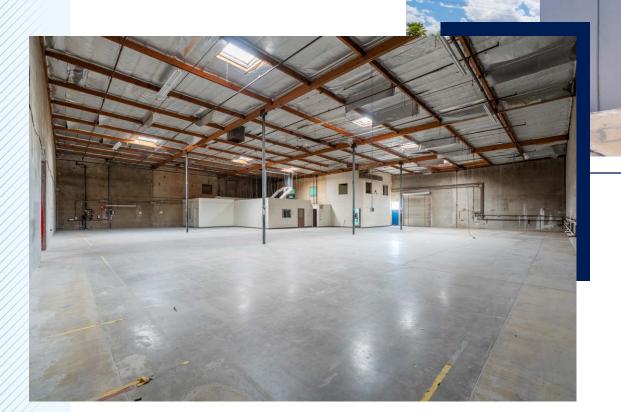
» **Truckwells:** 2 with edge-of-dock levelers

» Fenced & Secured

» ALTA Survey is available (Aug 2025)

» Phase I is available (Aug 2025)

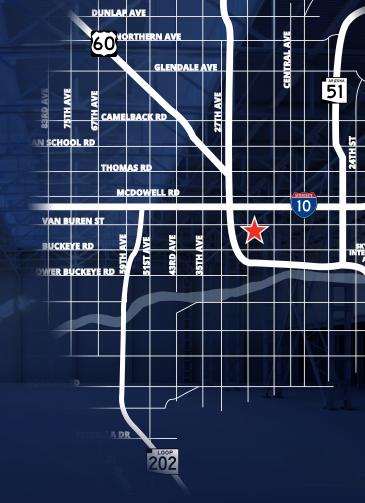




Improvements Underway

- » New exterior and interior paint
- » Re-slurry of the parking lot
- » Office and restroom renovations
- » New warehouse lighting
- » New warehouse insulation
- » New electrical distribution throughout





For more information, contact:

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