

For Lease/Sale

±21,009 SF on 1.15 Acres Available
Multi-Tenant Capable - Divisible to ±10,500 SF

» NEW OWNERSHIP - RENOVATIONS UNDERWAY

1746-1748 W. Fillmore Street

Phoenix, Arizona 85007

Owned and operated by  **STOS**
PARTNERS

Chris Reese, SIOR

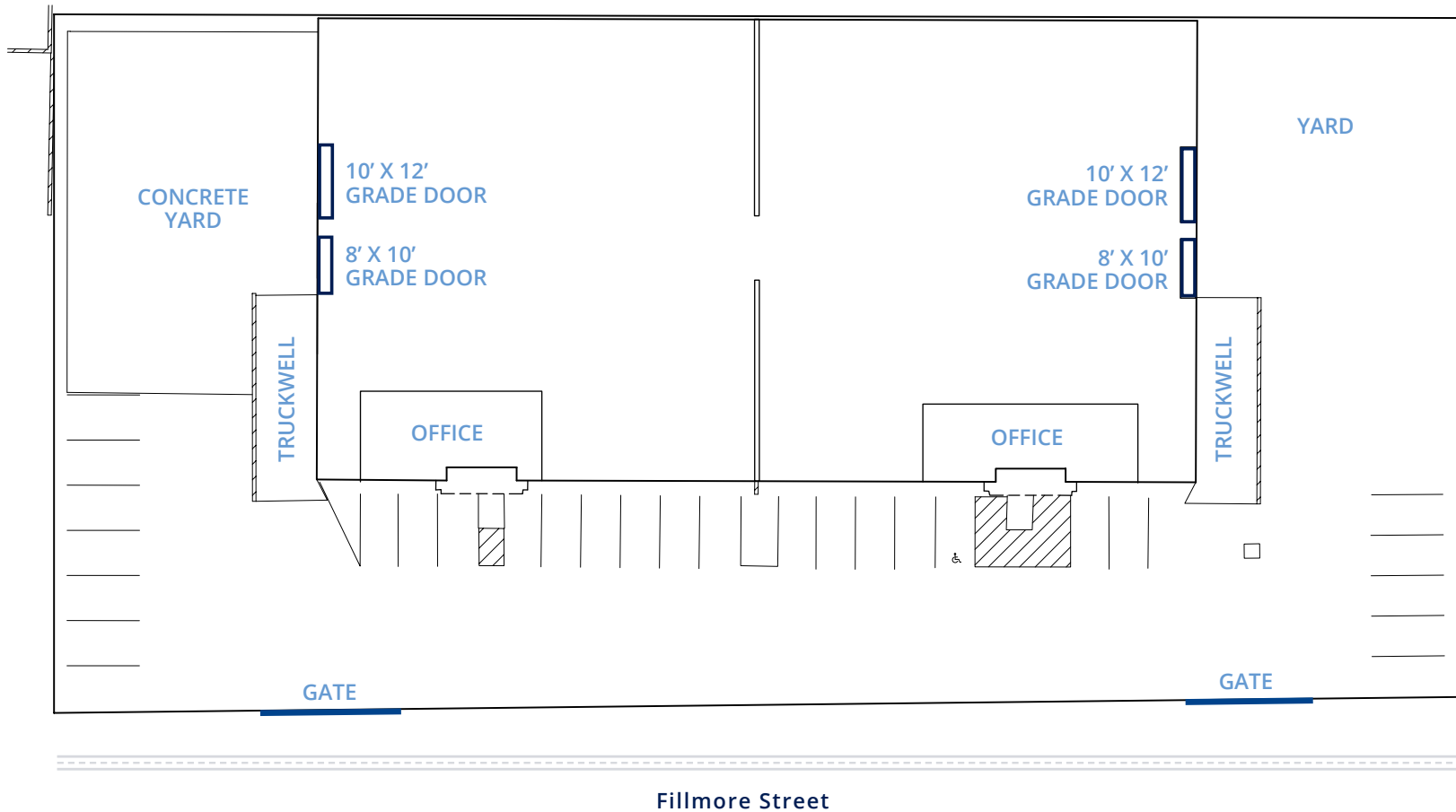
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Site Plan



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

