

2323 W MESCAL ST

*±3,187 SF of Industrial Space Available for
Sublease in North Phoenix.*

PROPERTY HIGHLIGHTS

AVAILABLE SPACE	±3,187 SF Total
	- ±1,740 SF Warehouse
	- ±1,447 SF Office
CLEAR HEIGHTS	15' Clear
LOADING	Two (10'x10') Drive-in Doors
FIRE SUPPRESSION	Yes
POWER	250 Amps Single Phase
LIGHTING	T-12
EVAP COOLING	In Warehouse
SUBLEASE EXPIRATION	January 31, 2030 (Approx. 3.5 Years Remaining)
NETS	\$0.30 PSF
LEASE RATE	\$1.08 PSF NNN

±3 MIN

DRIVE TO I-17

Suite 201-202

AVAILABLE

CORY DELONG, SIOR

913.206.6396 | cory.delong@kidder.com

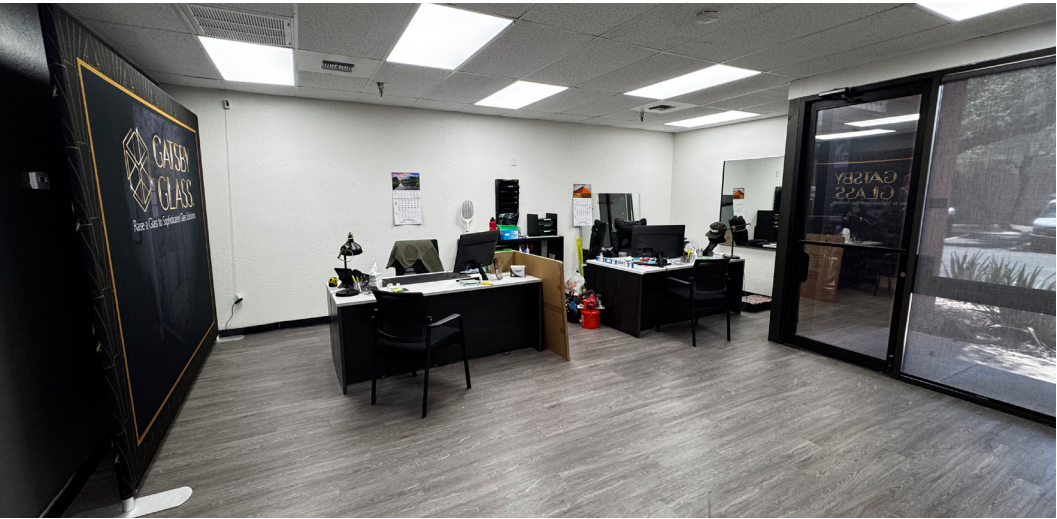
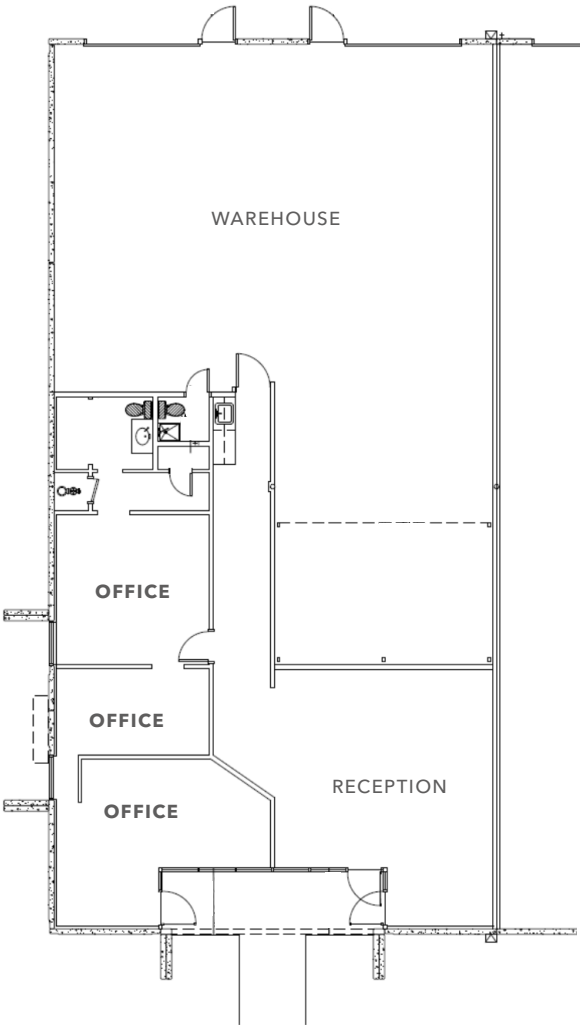
SUITE 201-202
PHOENIX, AZ 25029

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FLOOR PLAN & INTERIOR



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