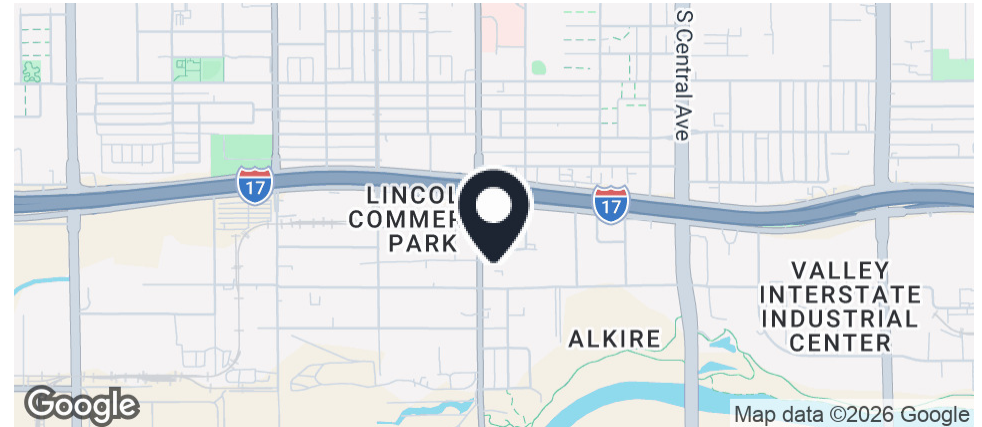


# 2201-2231 S. 7TH AVE.

Phoenix, AZ 85007

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

Located just off the I-17 freeway, this multi-tenant industrial property features 12-foot grade level doors and evaporative cooled warehouses. With proximity to the Chase Field, Downtown Phoenix and Sky Harbor International Airport, the property serves as a great location for businesses in the Phoenix Metro Area.

### PROPERTY HIGHLIGHTS

- A-1 Zoning
- Easy Freeway Access
- Grade Level Overhead Doors (±10'x12')
- Great Exposure on 7th Avenue

### OFFERING SUMMARY

Available SF:	±2,330 SF
Building Size:	±16,100 SF

### SUITE 6-7 - ±2,300 SF

- One (1) Reception
- One (1) Office
- Two (2) Restrooms
- Two (2) Grade Level Overhead Doors (±10'x12')
- Evap Cooled Warehouse

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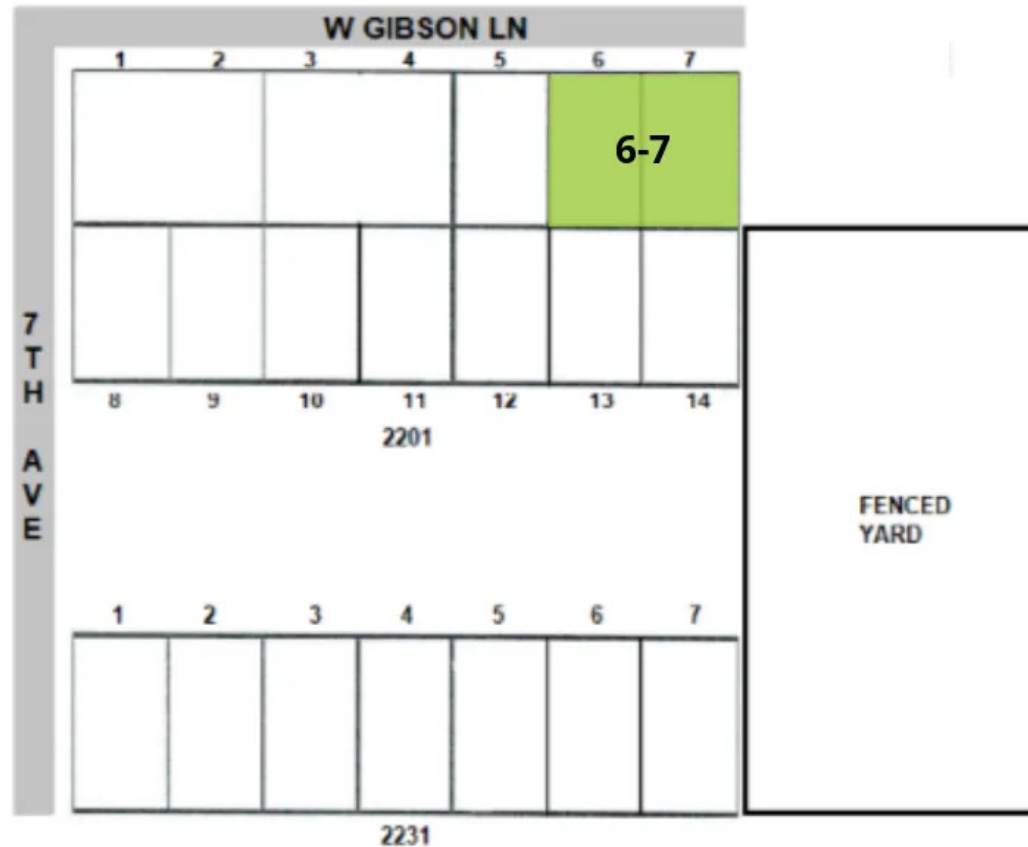


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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