

WAREHOUSE AND OFFICE RENOVATIONS COMPLETED

FOR LEASE & SALE

±40,164 SF WAREHOUSE BUILDING

2229-2235 E. MAGNOLIA ST. | PHOENIX | AZ 85034



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PROPERTY HIGHLIGHTS



**Extensive
Renovations
Completed**



**I-10 & I-17
Proximity**

PROPERTY OVERVIEW

- ±40,164 SF Building
- ±2,000 SF First Floor Office
- ±1,430 SF Modular Temperature-Controlled Room (Removable)
- ±1,430 SF Modular 2nd Floor Mezzanine (Not Counted in SF; Removable)
- 24' Clear Height
- 6 Dock High Positions (3 Double-Wide Doors)
- 2 Ramp-to-Grade Doors
- Evaporative-Cooled Warehouse
- 600 Amps of 277/480 Volt Power

NEW IMPROVEMENTS



- New Roof and Skylights
- New LED Lighting Throughout



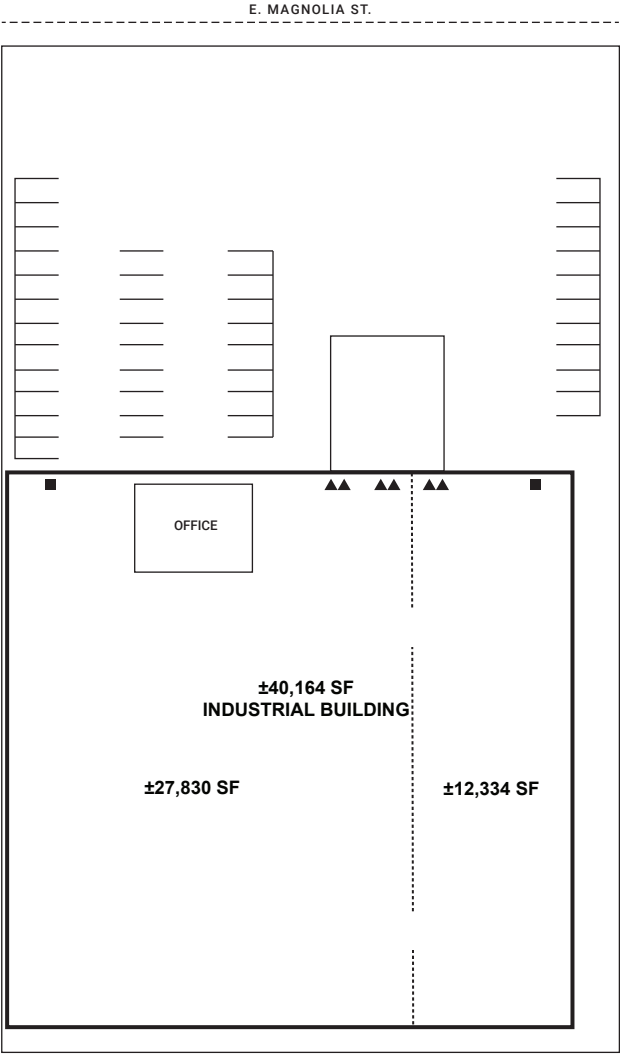
- Exterior Renovations Including New Paint
- All New HVAC Units and Evap Coolers

FOR LEASE & SALE

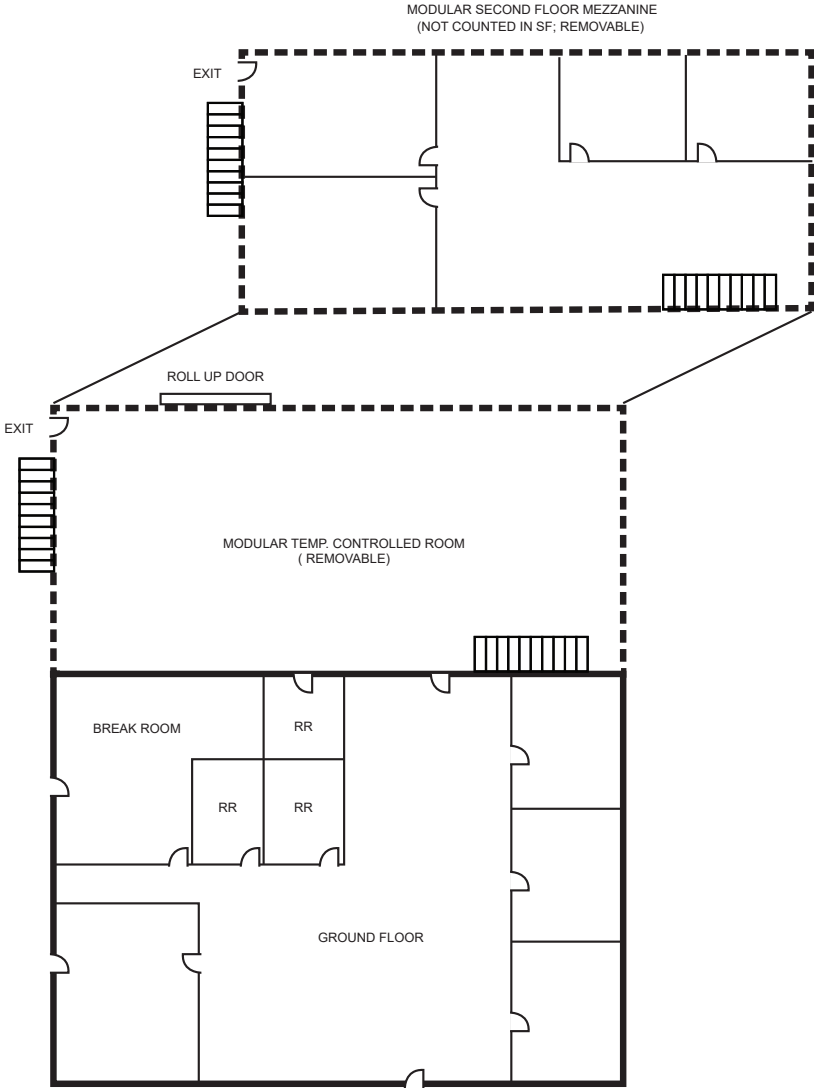
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SITE + FLOOR PLAN



- ▲ Dock High Position
- Grade Level Door



*NOT TO SCALE

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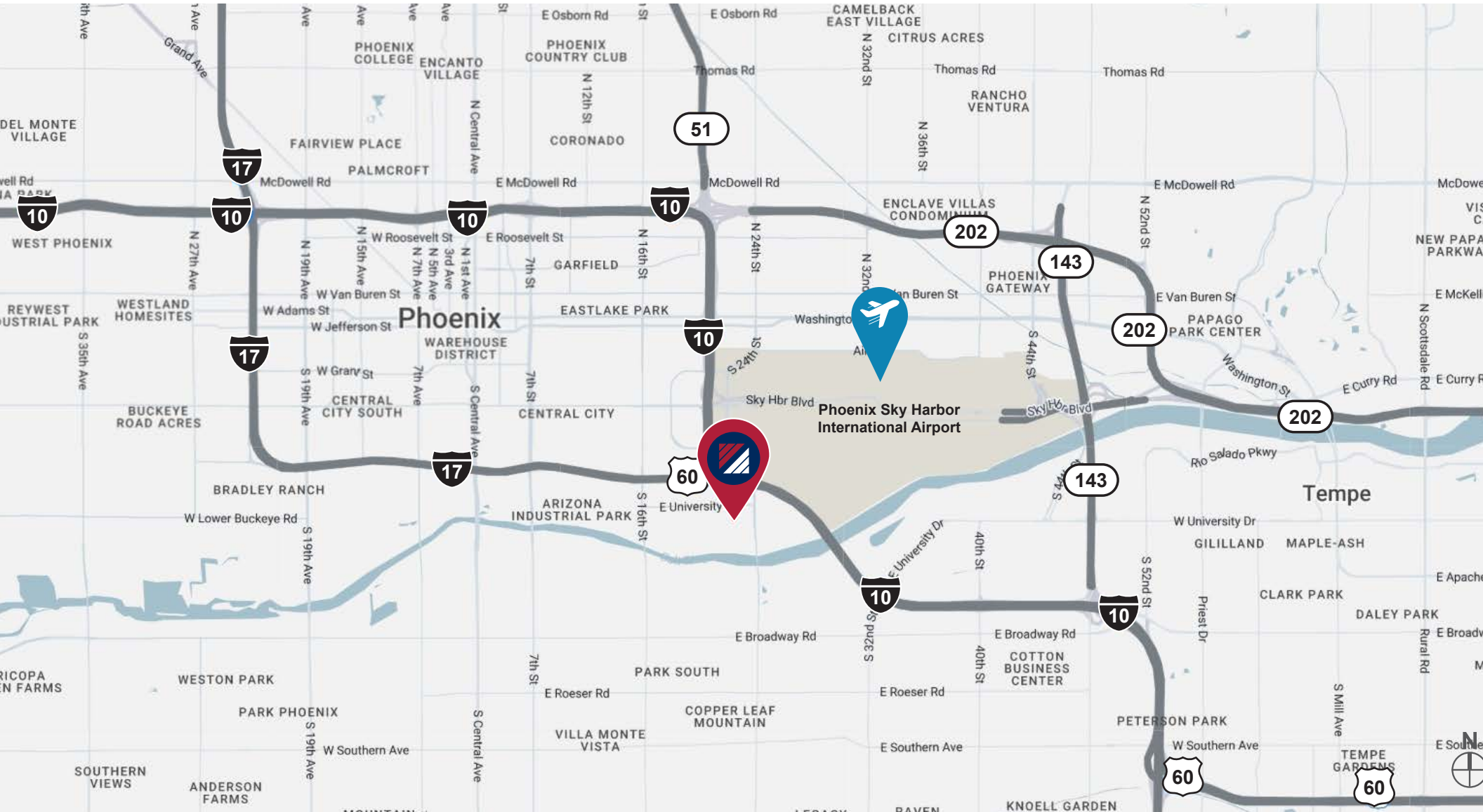
PHOTOS



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LOCATION MAP



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