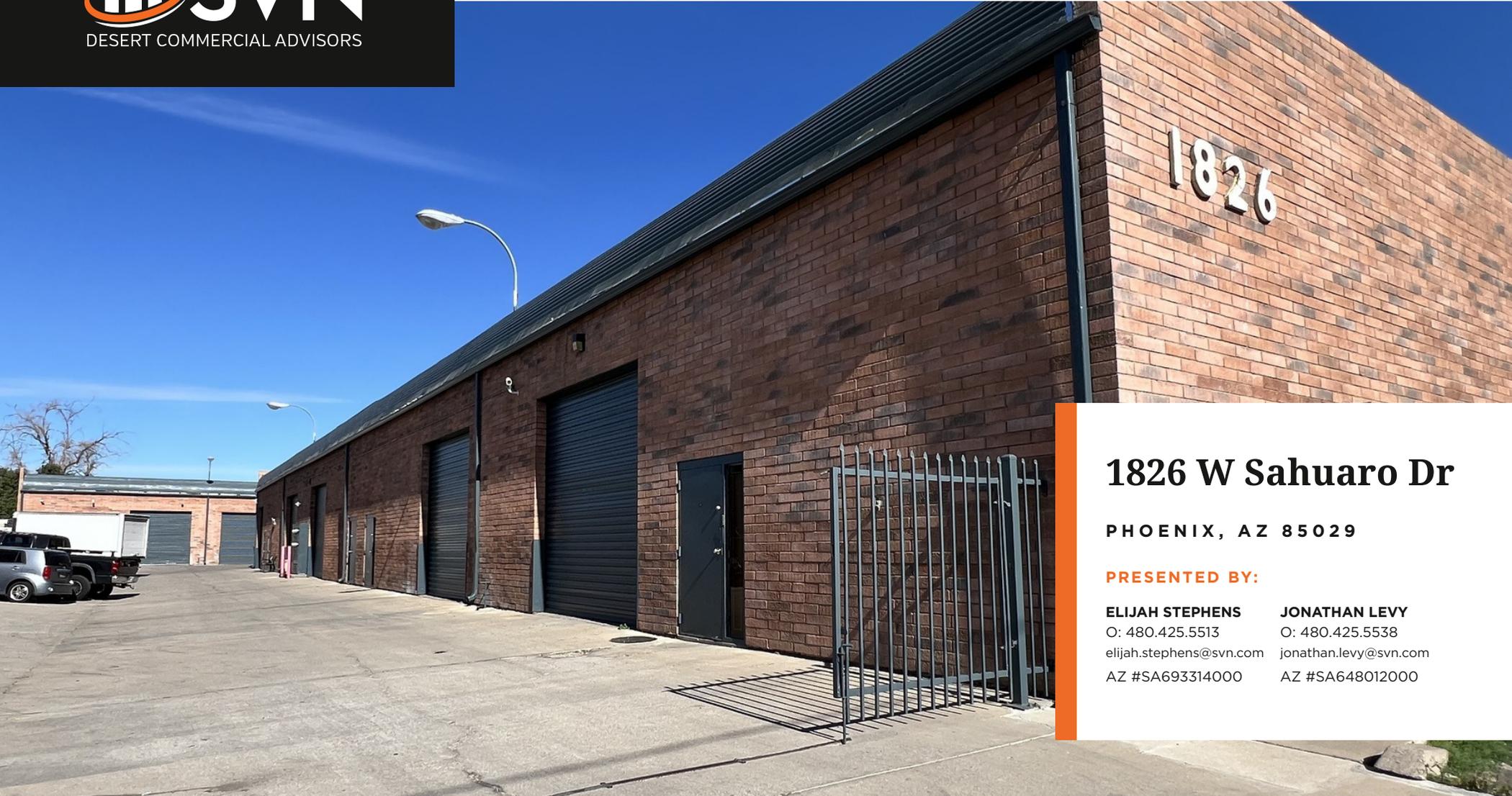




# Small-Bay Warehouse For Lease



**1826 W Sahuaro Dr**

**PHOENIX, AZ 85029**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.25 PSF/month (MG)
<b>BUILDING SIZE:</b>	±10,987 SF
<b>PARKING RATIO:</b>	1.73/1,000 SF
<b>ZONING:</b>	C-2

## HIGHLIGHTS

- ±16' Clear Height
- Oversized 14' X 12' Roll-Up Door
- Central North Phoenix Location With Strong Freeway Access
- Surrounded By Dense Residential And Retail Corridors
- Rare Small-Bay Space In A Tight North Phoenix Submarket

# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,250 - 4,950 SF	<b>LEASE RATE:</b>	\$1.25 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	1,250 SF	Modified Gross	\$1.25 SF/month	100% HVAC and EVAP Oversized 14' x 12' roll-up door
Suite 6-7	Available	2,475 - 4,950 SF	Modified Gross	\$1.25 SF/month	Suite 6 - HVAC in office and Evaporative cooling in warehouse Suite 7 - 100% HVAC Both units have one (1) Oversized 14' x 12' roll-up door

# SUITE 1



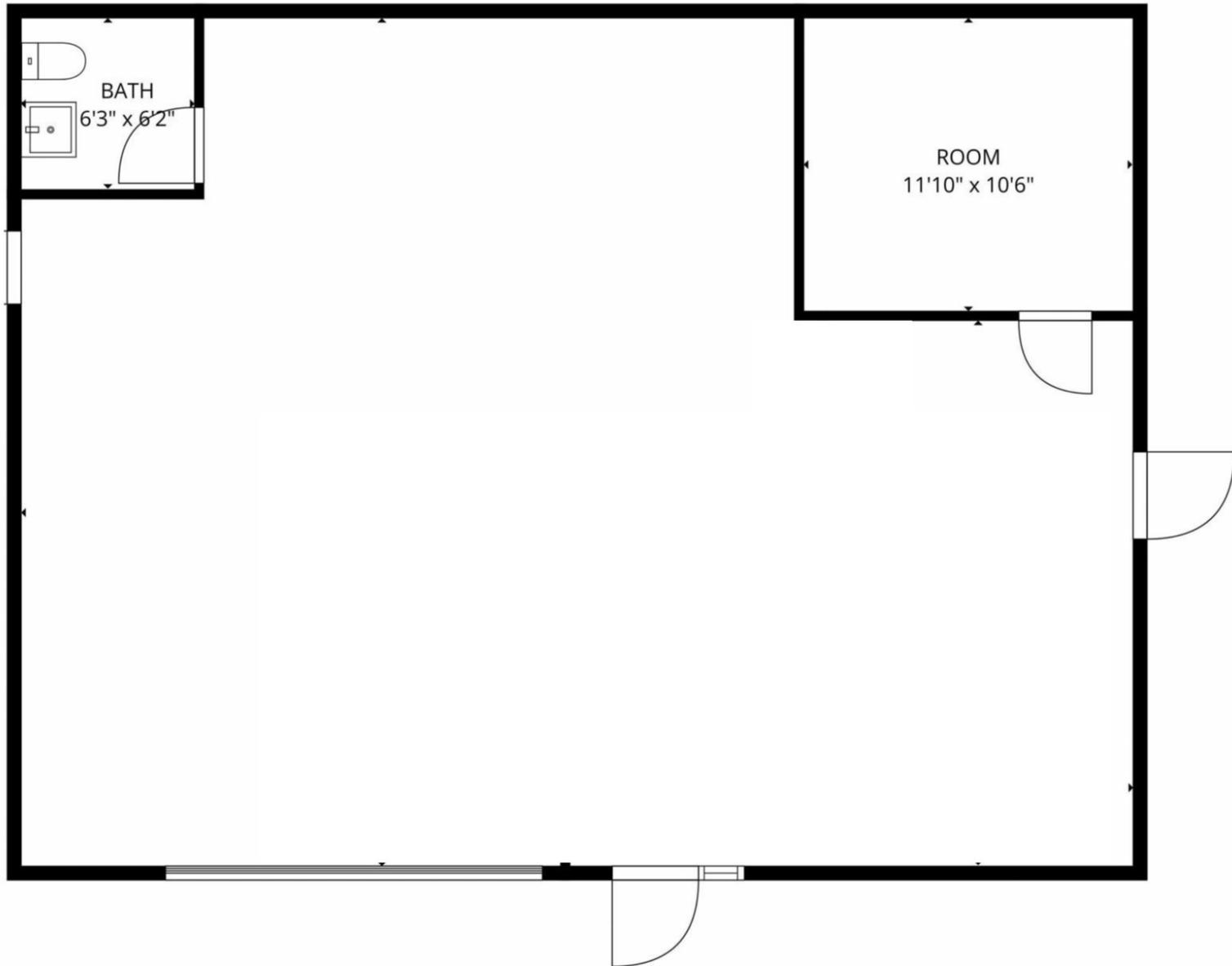
# SUITE 6



# SUITE 7



# SUITE 1 FLOORPLAN



# SUITES 6-7



# SUITE 7 - LANDLORD IMPROVEMENTS

