

**LEASE RATE REDUCTION - AVAILABLE NOW!**

**FOR LEASE  
12,077 SF  
AVAILABLE**

**2120**

**E. RAYMOND ST**

**PHOENIX | AZ | 85040**

**EXCLUSIVE LISTING AGENTS:**

**CHRIS ROGERS**  
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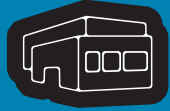
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 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE 12,077 SF AVAILABLE

PROPERTY HIGHLIGHTS



**48,308 SF**  
TILT CONCRETE  
CONSTRUCTION



**2**  
LOADING DOCKS  
(10'X10')



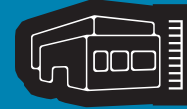
**2**  
DRIVE IN DOORS  
1 (12'X12') & 1 (14'X14')



**12,077 SF**  
AVAILABLE SQUARE FEET



**A-1**  
CITY OF PHOENIX  
ZONING



**28'**  
CLEAR HEIGHT



**2,582 SF**  
OFFICE SQUARE FEET  
(REMOVABLE)



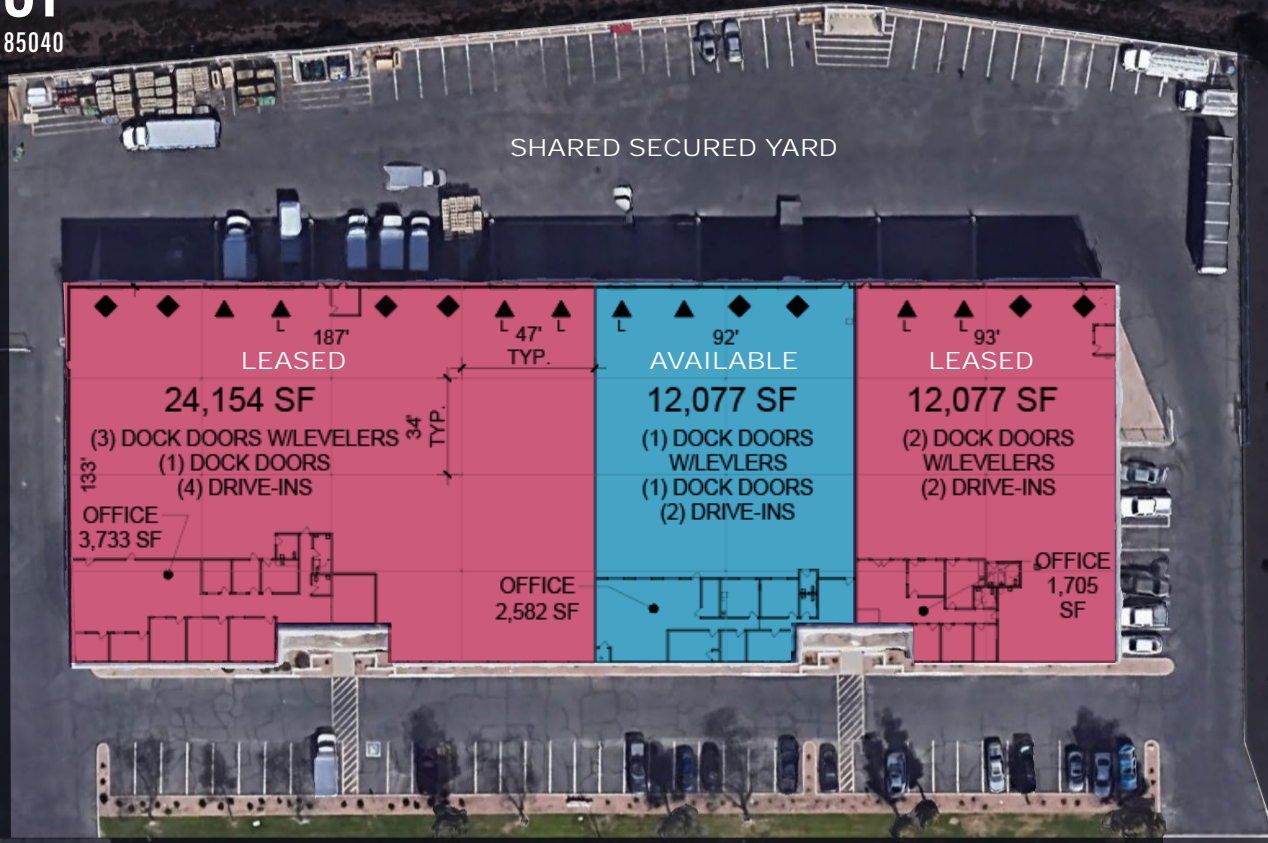
**STRONG OWNERSHIP**  
TI AVAILABLE



**STRONG AIRPORT**  
SUBMARKET

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**SITE PLAN**

SUITE #	SIZE	AVAILABLE
21	12,077 SF	7/1/2024

AVAILABLE  
 LEASED

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An aerial photograph of an industrial park. In the center, a large white industrial building is highlighted with a semi-transparent blue overlay. A white callout box with a blue border is positioned above the building, containing the text "AVAILABLE NOW" and "SUITE 21". A white line connects the bottom of the callout box to the top of the blue highlight. The surrounding area includes other industrial buildings, parking lots filled with cars and trucks, and a large lot filled with various pieces of heavy machinery. The background shows a residential neighborhood with houses and trees.

**AVAILABLE NOW**  
SUITE 21

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- afr
- Alside
- CLIMATECH
- QED
- LOWE'S PRO SUPPLY
- IN-N-OUT
- WECA
- PEPPERIDGE FARM
- FASTENAL
- XCEL DISTRIBUTION
- WESTLAND DISTRIBUTING
- LARON
- IRON MOUNTAIN
- RLC LABS
- MIDSTATE MECHANICAL
- SUNDT
- FUGHES
- LAND AIR EXPRESS

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- FedEx HARTUNG Southwest
- Superior Supply
- TOYOTA
- WURTH
- AirSea
- DUNCAN BOLT
- AIR SUPPORT, INC.
- SHERWIN-WILLIAMS

- Collins Aerospace
- UTC Aerospace Systems
- STEVENS EQUIPMENT SUPPLY
- vmi
- imagine possibilities
- PARTNERSHIP WITH NATIVE AMERICANS
- canteen
- TIRE WAREHOUSE

- UNITED STATES POSTAL SERVICE
- Shell
- Hertz
- JPMORGAN CHASE & CO.
- VISTAR
- AVIS

- US Air conditioning
- CEED
- MASTER ELECTRONICS
- DRUG PLASTICS
- MEDISURE
- BOATMAN

- PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
- GLOBAL ROOFING GROUP
- WESTERN TRANSPORT
- FM Industries
- GEORGE BRAZIL
- lyft drivercenter
- bioconcepts

- ADI a resideo company
- OmnEngine

- FedEx
- ups
- DHL EXPRESS

- epiq
- PARKER & SONS

- western window systems
- PENNYMAC
- University of Phoenix

- asurion
- BMC
- HENSEL PHELPS

- PRIMUS
- HCI

- Barnes AEROSPACE
- bright

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# PROPERTY PHOTOS



**FOR LEASE**  
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**SUITE 21**



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