

# 2323 E. MAGNOLIA ST.

Phoenix, AZ 85034

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY HIGHLIGHTS

- Evaporative and HVAC Warehouses/Production Suites
- Common Fenced Parking
- $\pm 4:1,000$ - Covered Available
- A-2 Zoning, Heavy Industrial
- Grade Level, Overhead Doors
- $\pm 14'$  Clear Height

### SUITE 124 - $\pm 5,184$ SF

- $\pm 2,000$  SF of Office
- Reception
- Six (6) Offices
- Conference Room & Break Room
- Three (3) Restrooms
- Evap Cooled Warehouse
- Two (2) 10'x10' Grade Level Doors
- 3-Phase Electric (120/208v)

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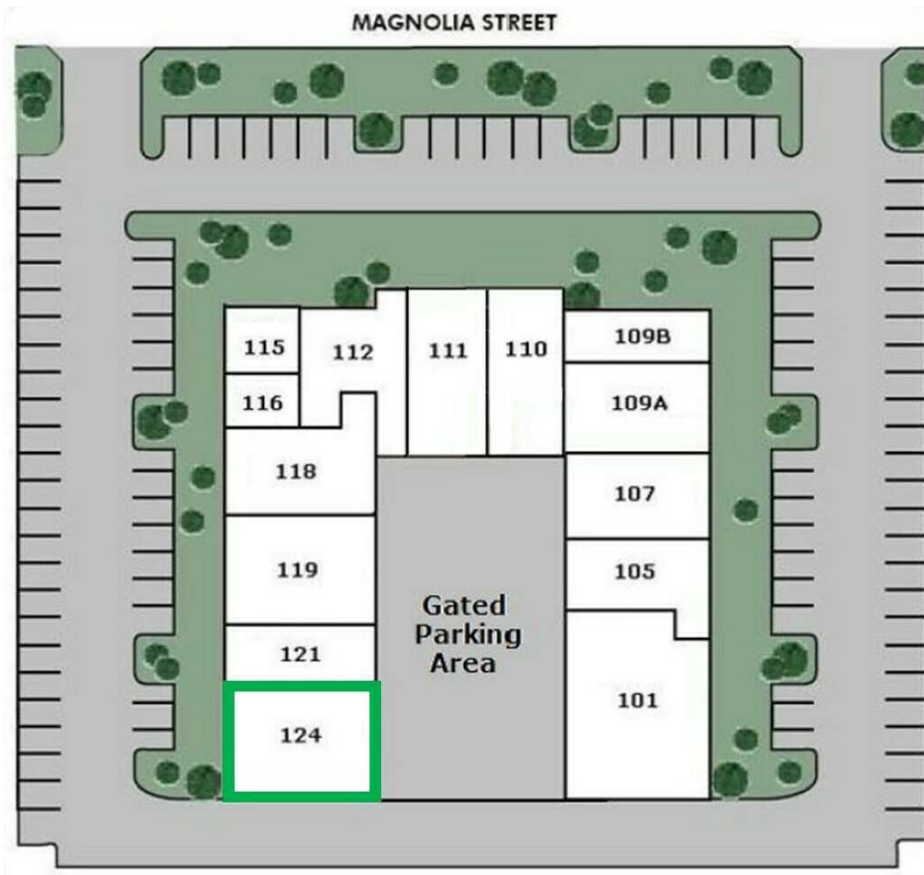


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