

**Industrial** | For Sublease

**CBRE**

# 1000 E Hammond Ln

Phoenix, AZ 85034

±53,884 SF Office/Warehouse Space



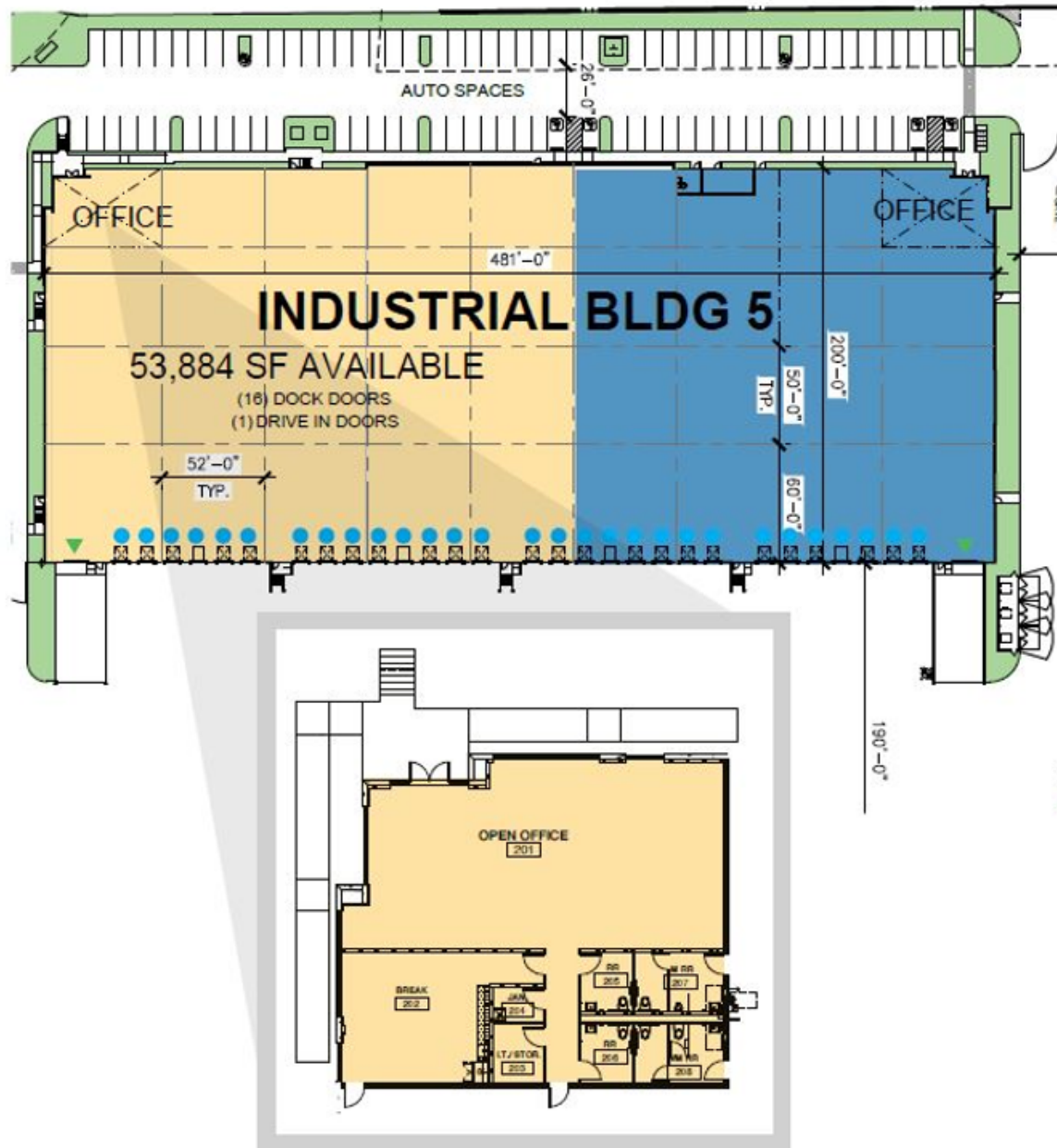


# Property Features

- + ±2,680 SF Office
- + ±51,204 SF Warehouse
- + ±53,884 SF Total
- + ±1-acre yard (available for lease direct through Landlord)
- + Trailer storage
- + 32' minimum clear height
- + 16 dock-high doors; 1 grade-level doors
- + 100% A/C
- + 60' speed bay
- + ESFR sprinklers
- + 50' x 52' typical column spacing
- + ±1,500 amps, 277/480v, 3 phase power to the building
- + 1.1 : 1,000 parking ratio
- + Master Lease Expires September 30, 2029
- + Lease Rate is \$0.95/sf NNN, \$0.16/sf OpEx

# Floor Plan

For Sublease



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For Sublease



## Contact Us

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