

FOR LEASE

Colliers

Accelerating success

11042 N 24th Avenue, Suite 105 | Phoenix, Arizona

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Colliers | Scottsdale

8360 East Raintree Drive, Suite 130
Scottsdale, Arizona 85260
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FOR LEASE | Warehouse Suite

11042 N 24th Avenue, Suite 105
Phoenix, Arizona 85029



±3,528 RSF
Suite 105



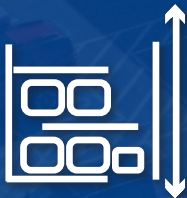
Availability
November 2026



A-1 Zoning
City of Phoenix



Highway Access
Interstate 17



16'-18'
Warehouse CH



Mezzanine
±464 SF



GL Roll Up Door
One (10' x 10')

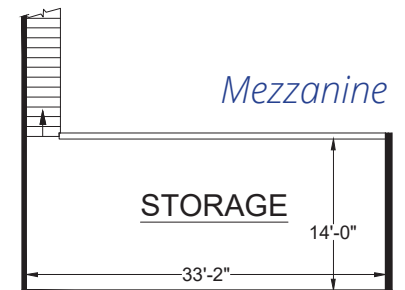
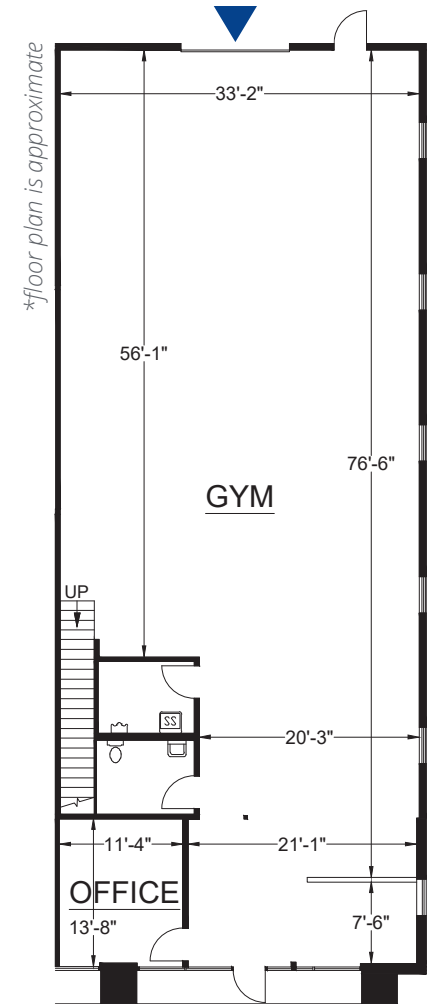
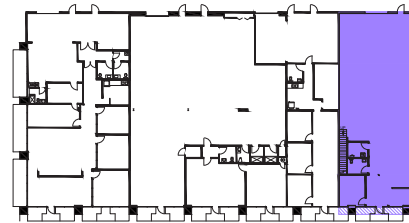


Power
800a, 277/480v, 3p, 4w



Suite 105 | Floor Plan

- ±3,528 RSF
- ±464 SF Mezzanine
- 16' - 18' Clear Height
- GL Roll Up Door (10'x10') ▼
- One Private Office
- Open Warehouse Area
- Two Restrooms
- Former Gym
- *Rental Rate: \$1.40/sf NNN*
- *NNN's estimated at \$0.25/sf/mo*



Aerial | Southwest

Metro Center Mall Redevelopment

The "Metropolitan" is an \$850 million redevelopment project on ±64.2-acres with 2,600 multifamily units and 150,000 square feet of commercial and retail space.

Formation Park 17

A ±22.6-Acre redevelopment project near I-17, converting an existing 22-acre office complex into a modern transit-oriented industrial park.

Taiwan Semiconductor Manufacturing Company (TSMC)
17 Miles

Full Interchange

Metro Center Retail

Olive Garden · Raising Cane's · Buffalo Wild Wings · Chili's · Panara · Burger King · Chick-fil-A · Starbucks · Red Robin · Pei Wei · Subway

Metro Square

Petco · Rent-A-Center · Five Below · Dollar Tree · Michael's · Staples · Guitar Center · Boot Barn · Burlington · PNC · In-N-Out Burger

Phoenix Sky Harbor Airport
15.5 Miles

I-17 Full Interchange
0.7 Miles

N 24th Ave

W Peoria Ave





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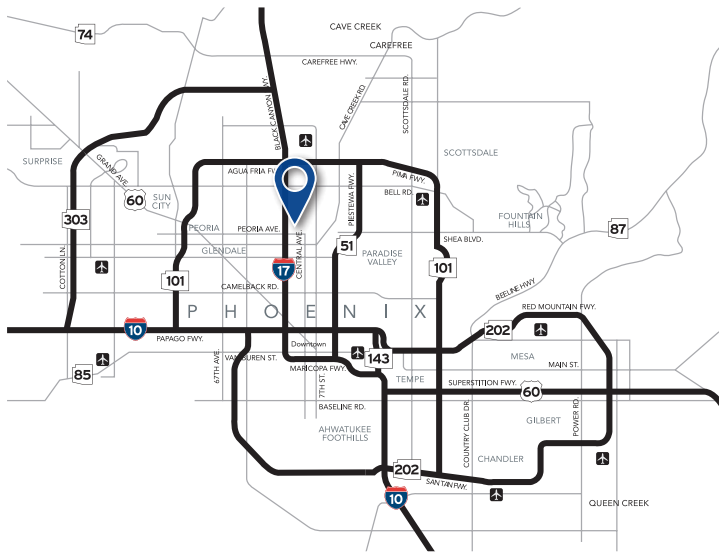
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