

±27,830 SF



Sublease



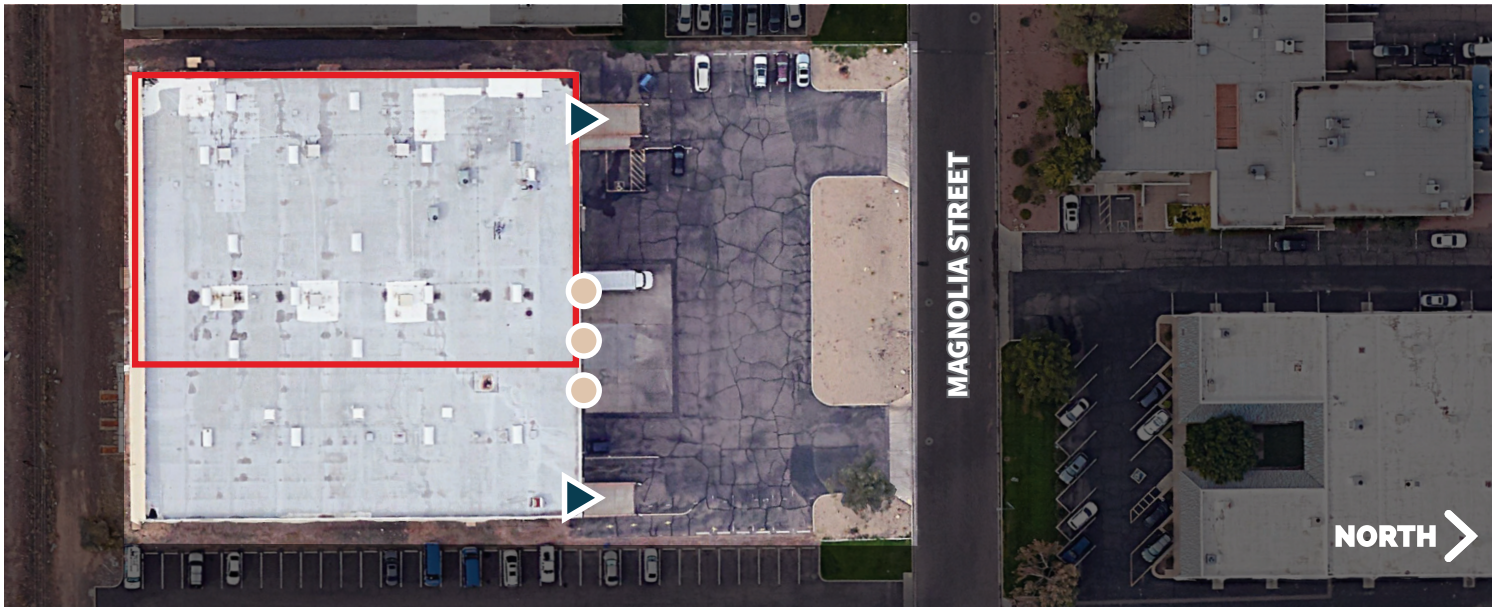
2229-2235 E. Magnolia Street, Phoenix, AZ

Property Features

- Size:** ±27,830 SF
- Office:** ±4,000 SF which consists of:
- ±2,000 SF on the 1st floor
 - ±1,5000 SF mezzanine
 - ±500 SF temperature controlled room
- Available:** August 2023
- Clear Height:** 24'
- Loading:** 2 dock-high doors
1 grade level door
- Rate:** \$0.75 NNN
- Term:** Lease expires 10/31/2024
- Zoning:** A-2, City of Phoenix
- Location:** Less than 1 mile to the I-10 Freeway via 24th Avenue, with quick access to the 51, I-17 and US 60



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▶ Grade level door ● Dock high door



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