



# Retail/Office/Warehouse - For Lease



**2641 E McDowell Rd**

**PHOENIX, AZ 85008**

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8.00 PSF/Year NNN
<b>AVAILABLE SF:</b>	6,540 SF
<b>LOT SIZE:</b>	0.41 Acres
<b>PARKING SPACES:</b>	24
<b>ZONING:</b>	C-2
<b>2025 PROPERTY TAXES:</b>	\$8,659.88

## PROPERTY HIGHLIGHTS

- Year 1 - Heavily Reduced Introductory Rate Of \$8.00/SF NNN
- One Grade Level Roll Up
- 10 Offices, Conference Room, Reception, Break Room, 2 Restrooms, And 3 Seperate Warehouses
- 8,993 SF Fenced Yard
- 22' Clear Height In Warehouse
- Minutes Away From I-10 And 51 Freeways

# ADDITIONAL PHOTOS



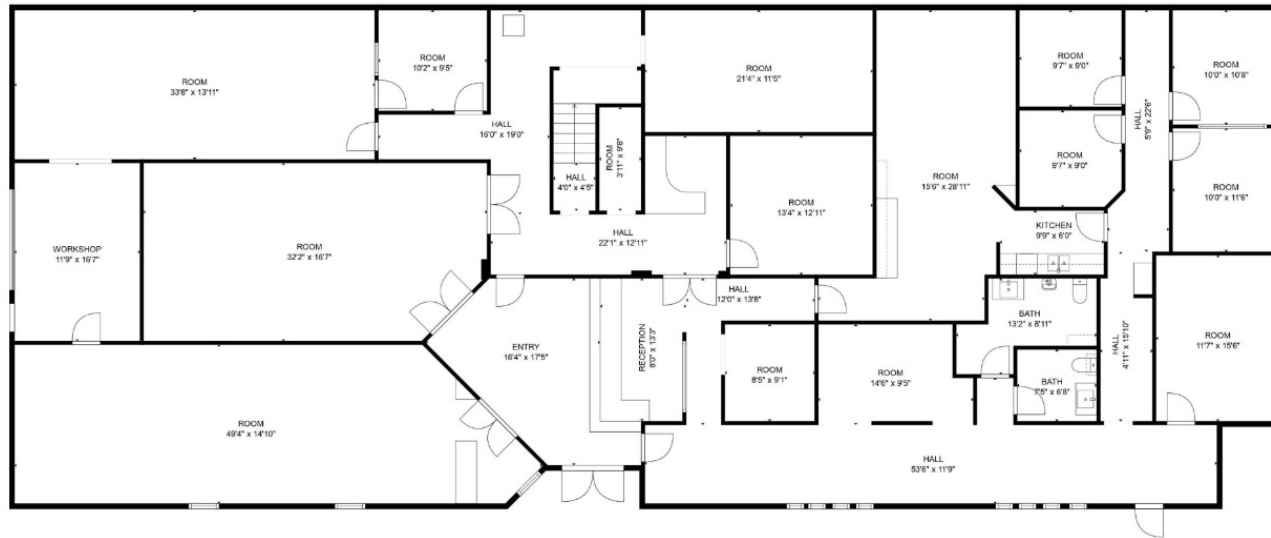
# ADDITIONAL PHOTOS



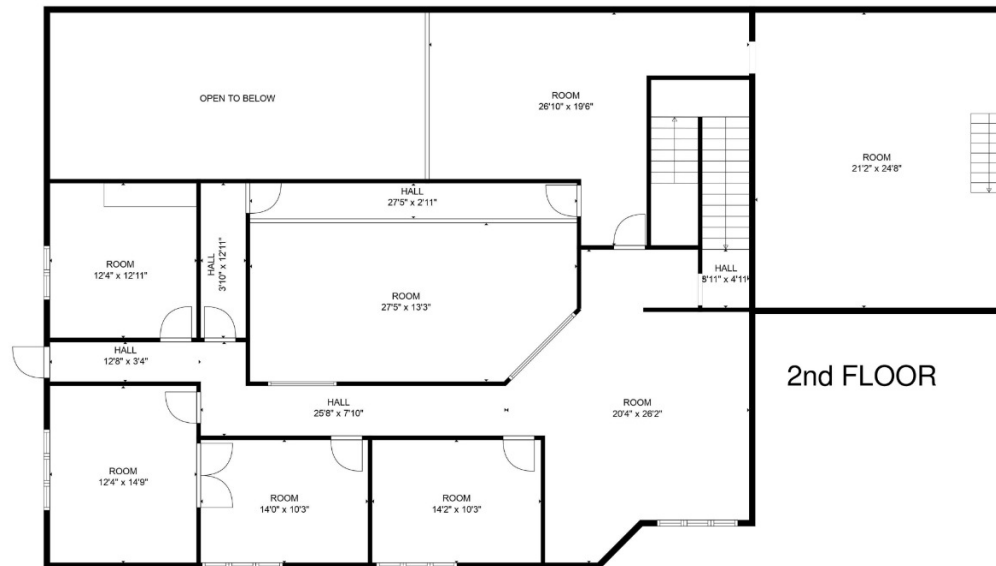
# ADDITIONAL PHOTOS



# FLOORPLAN



1st FLOOR



2nd FLOOR



DESERT COMMERCIAL ADVISORS

**FOR MORE  
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