



# Phoenix Warehouse for Lease

2255 W Desert Cove Ave | Phoenix, AZ 85029

**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
WAREHOUSE  
REAL ESTATE SERVICES



AVAILABLE SIZE

**±17,160 SF**

LEASE RATE

**\$1.30/PSF (NNN)**

ESTIMATED NETS

**\$0.23/PSF**

YEAR BUILT

**2000**

CLEAR HEIGHT

**±22'**

POWER

**200A 277/480v**

LOADING

**3 Dock-high doors**

**1 Grade-level door**

COOLING

**EVAP**

ZONING

**A-1**

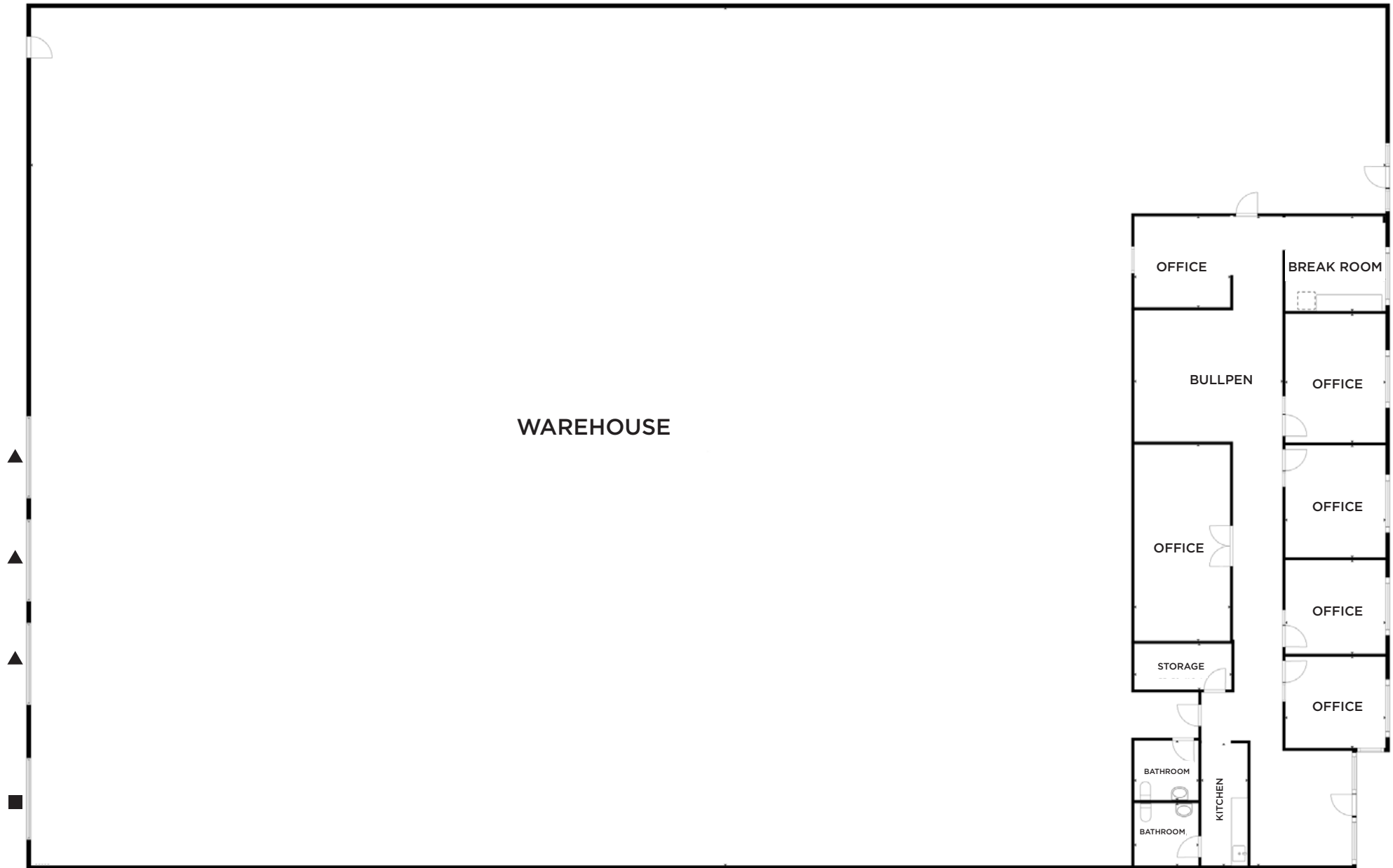


## PROPERTY HIGHLIGHTS

- Industrial/Warehouse Space Available For Lease In Phoenix
- Immediate Access to Key Transportation Highways, Including I-17, Loop 101, I-10, Offering Efficient Connectivity
- 100% EVAP Cooled Warehouse with 22' Clear Height
- Equipped with Three (3) Dock High Doors (9' x 10') and 1 Grade Level (12' x 14')
- Secured & Dedicated Truck Court

# FLOOR PLAN

[VIRTUAL TOUR](#)



■ 12 X 14 GRADE LEVEL ROLL-UP DOOR

▲ 9 X 10 DOCK HIGH ROLL-UP DOOR

# DRIVE TIMES

**1 MINUTE**

**WALK TO THE LIGHTRAIL**

**10 MINUTES**

**TO THE I-10 FREEWAY**

**15 MINUTES**

**TO DOWNTOWN PHX**

**15 MINUTES**

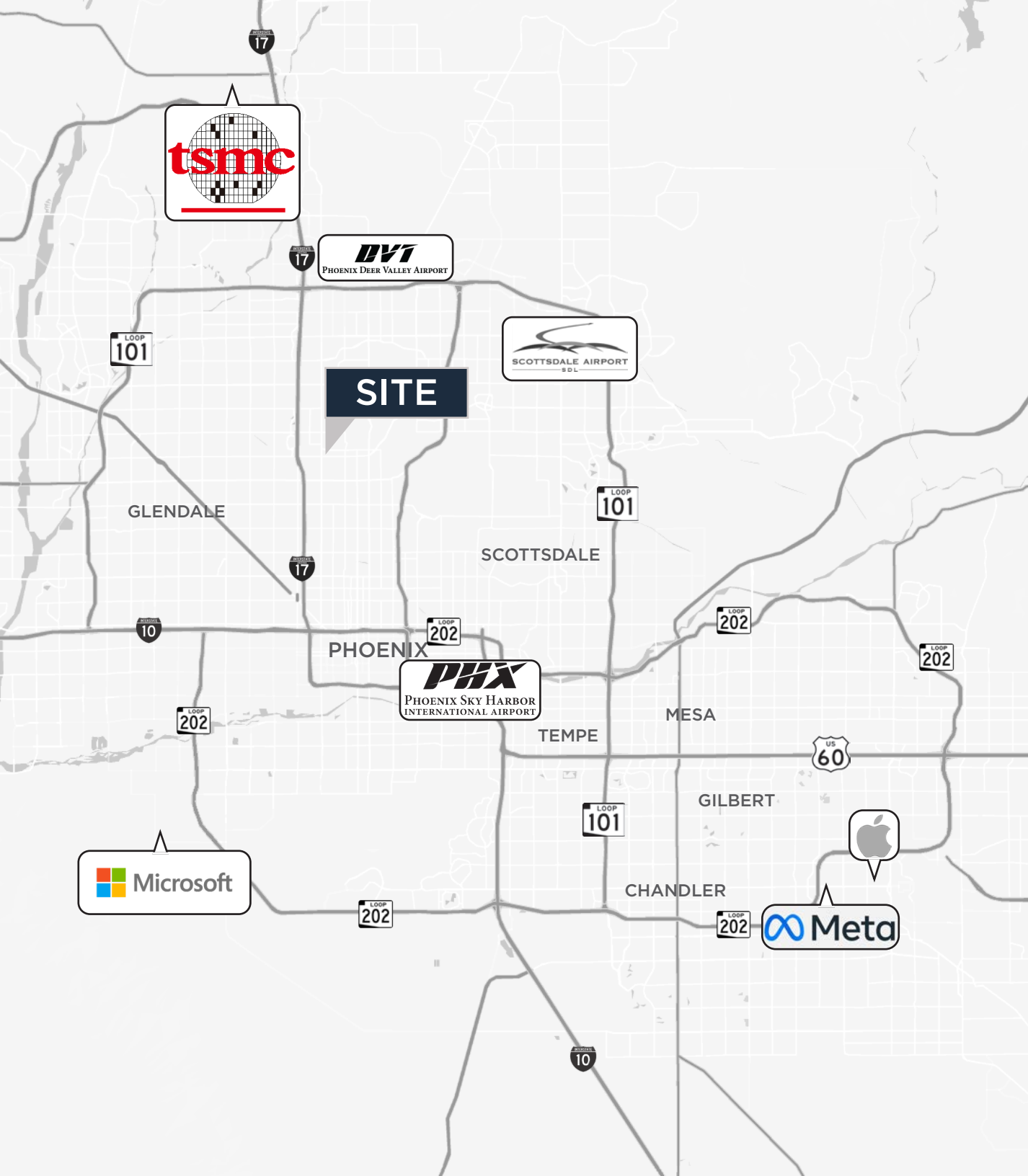
**TO TSMC**

**DIRECT ACCESS**

**TO THE I-17 FREEWAY**

**POPULATION OF 3.48M**

**WITHIN A 40 MINUTE RADIUS**







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