



Phoenix Warehouse for Lease

2255 W Desert Cove Ave | Phoenix, AZ 85029

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE 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

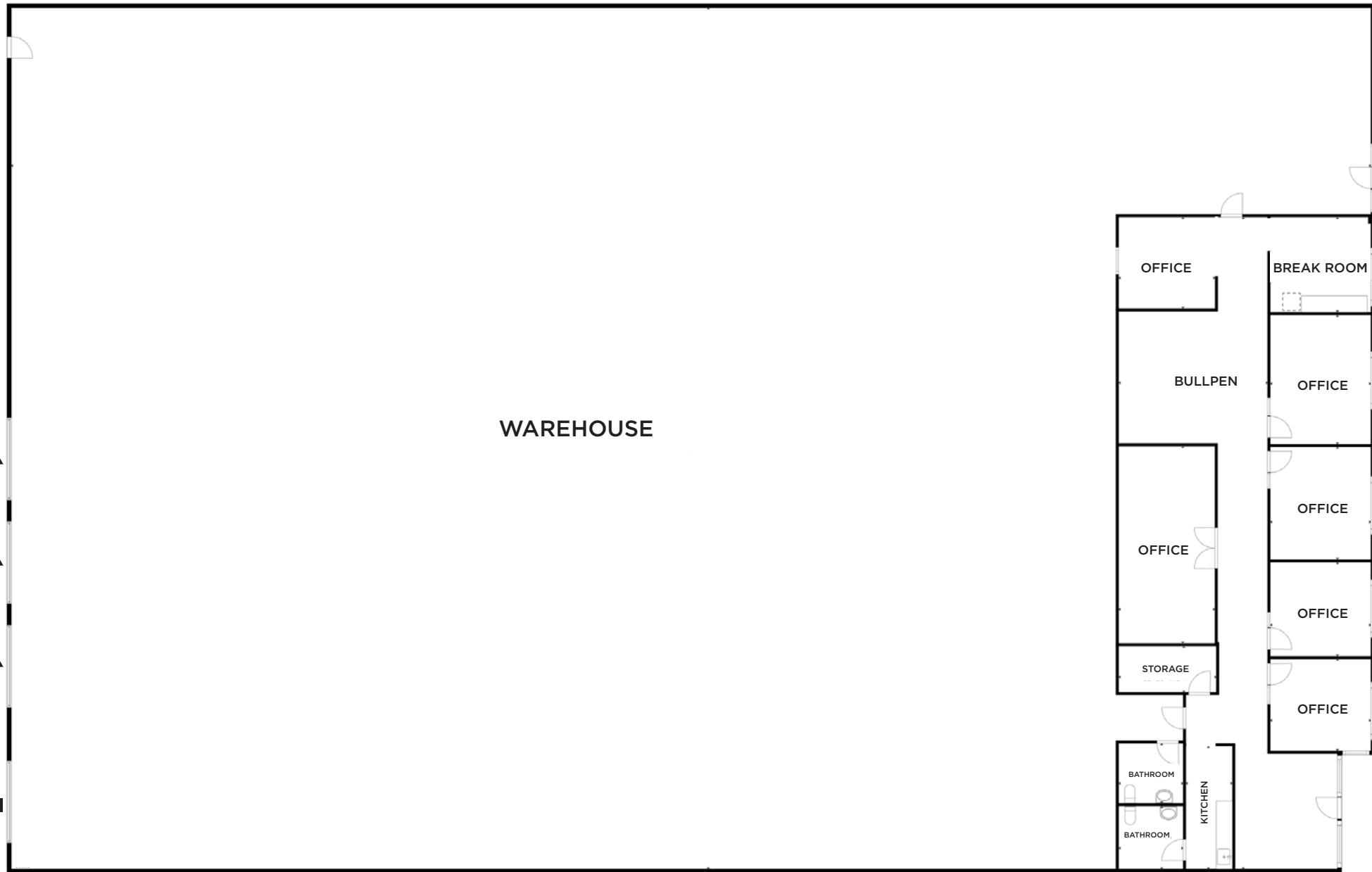
ZONING
A-1



PROPERTY HIGHLIGHTS

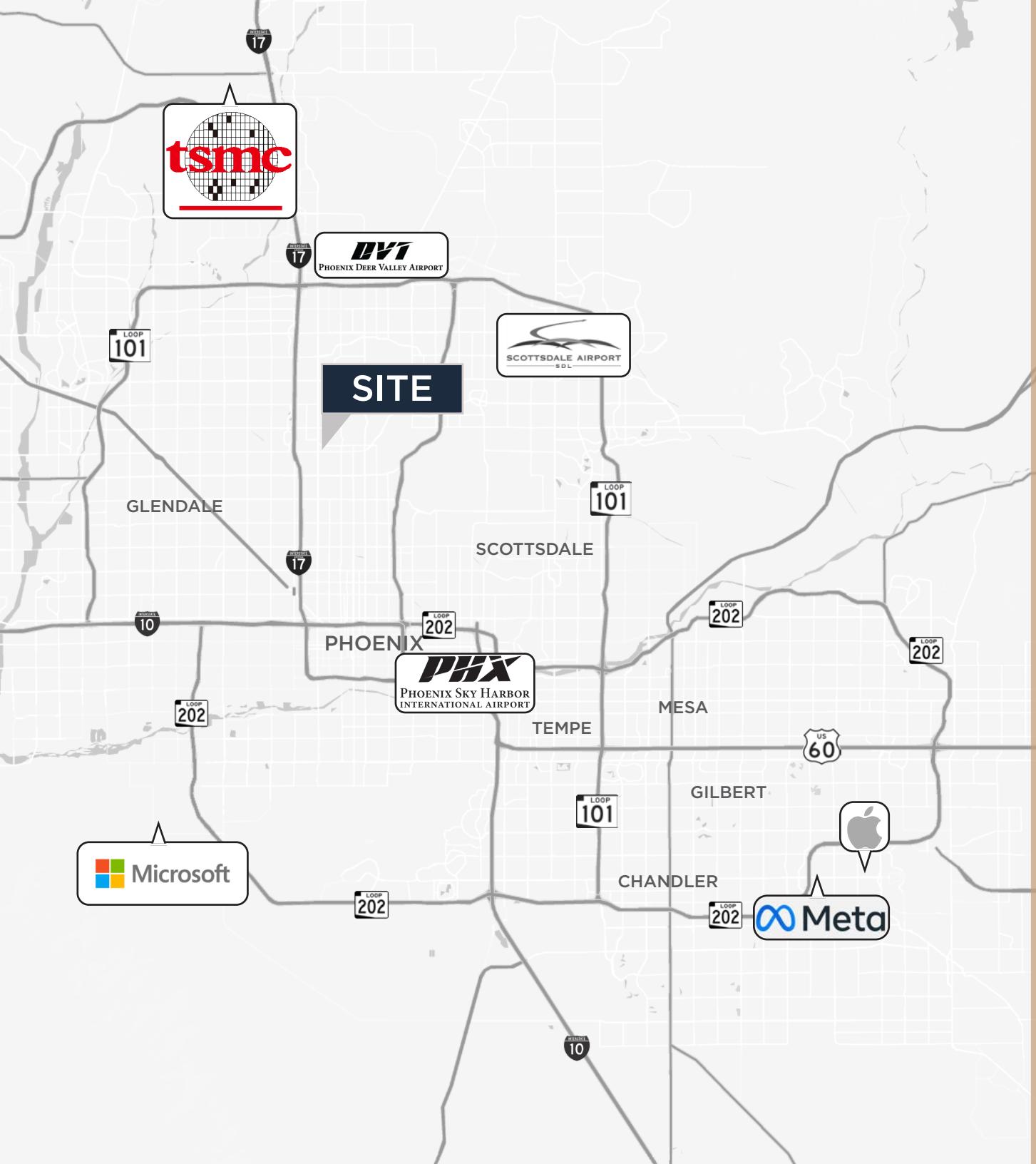
- Industrial/Warehouse Space Available For Lease In Phoenix
- Immediate Access to Key Transportation Highways, Including I-17, Loop 101, I-10, Offering Efficient Connectivity
- 100% EVAP Cooled Warehouse with 22' Clear Height
- Equipped with Three (3) Dock High Doors (9' x 10') and 1 Grade Level (12'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