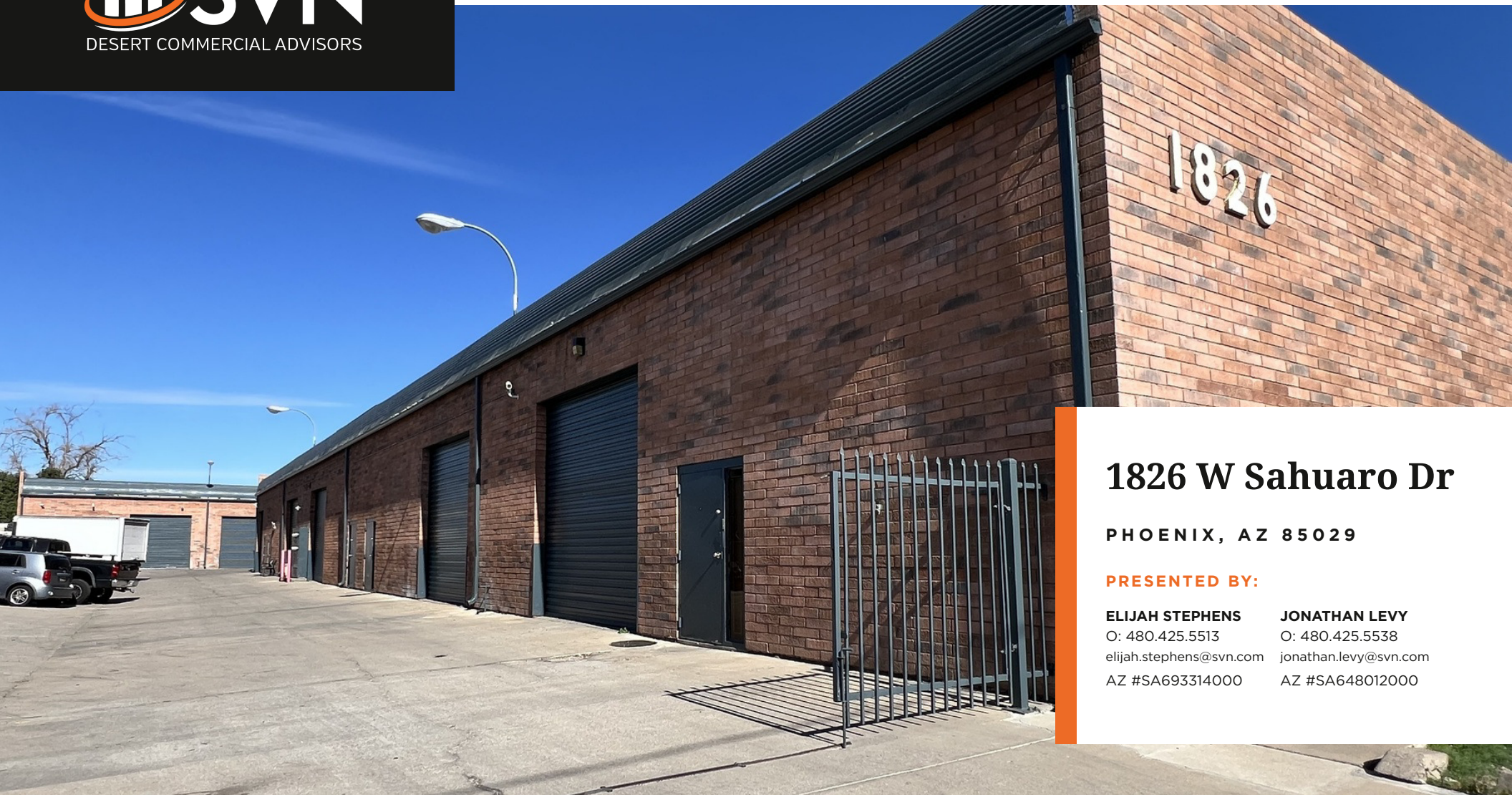




Small-Bay Warehouse For Lease



1826

1826 W Sahuaro Dr

PHOENIX, AZ 85029

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.25 PSF/month (MG)
BUILDING SIZE:	±10,987 SF
PARKING RATIO:	1.73/1,000 SF
ZONING:	C-2

HIGHLIGHTS

- ±16' Clear Height
- Oversized 14' X 12' Roll-Up Door
- Central North Phoenix Location With Strong Freeway Access
- Surrounded By Dense Residential And Retail Corridors
- Rare Small-Bay Space In A Tight North Phoenix Submarket

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,000 SF	LEASE RATE:	\$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	Available	1,000 SF	Modified Gross	\$1.25 SF/month	100% HVAC and EVAP Oversized 14' x 12' roll-up door