

1711 SOUTH 47TH AVENUE

PHOENIX, ARIZONA

SUITE 200 | ±82,850 SF



FOR LEASE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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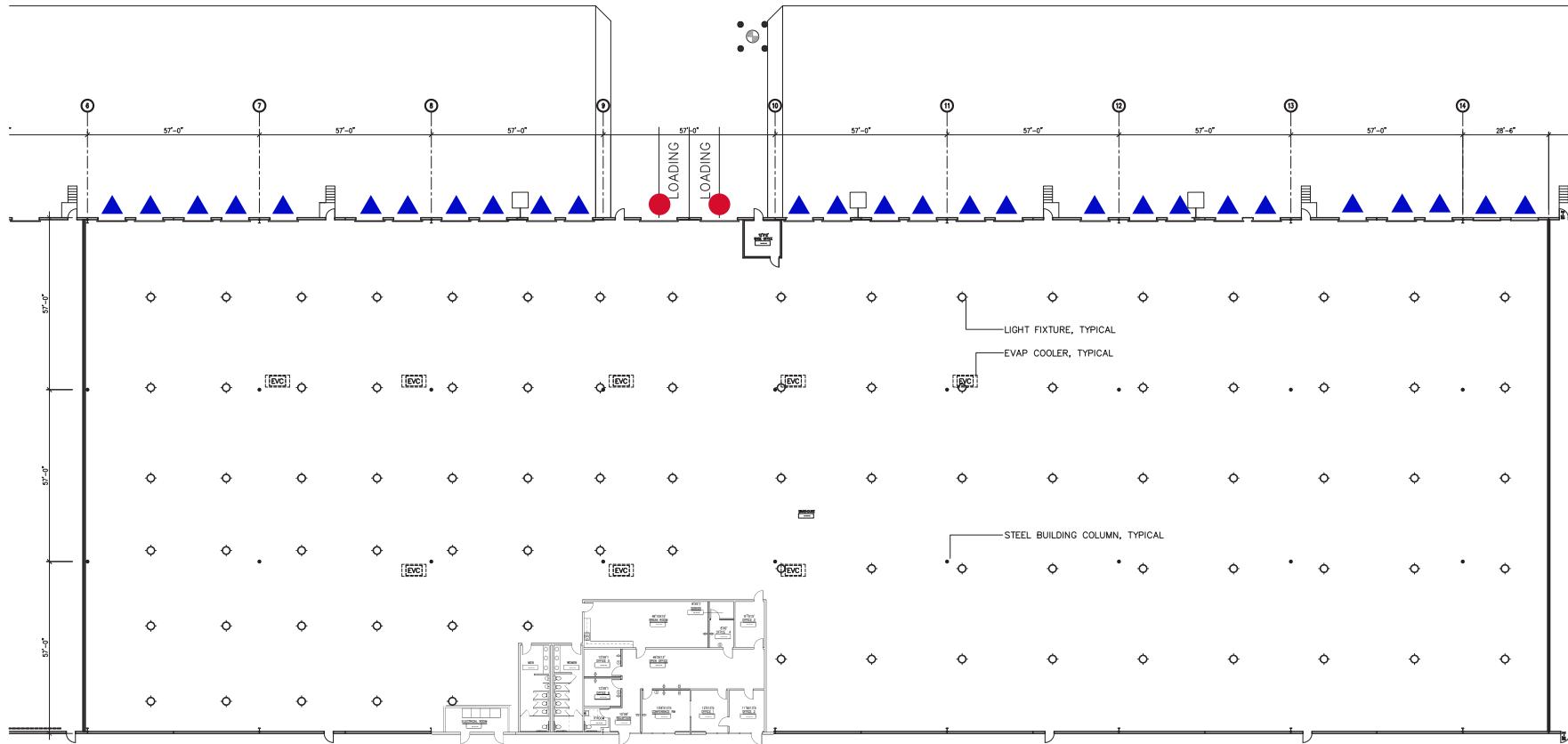
EJM
EJM DEVELOPMENT CO.
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1711 SOUTH 47TH AVENUE

PHOENIX, ARIZONA

● Grade Level ▲ Dock



- Total Building Size: ±165,699 SF
- Suite 200: ±82,850 SF
- Office Build Out: ±3,074 SF
- Lease Rate: \$.80/SF NNN
- Clear Height: 28' Clear Height
- 27 Dock Loading Positions
- 2 Grade Level Doors (12' x 14')
- +/- 1.5 Miles to Loop 202
- +/- 2 Miles to I-10
- +/- 185' Truck Court
- ESFR Sprinklers
- ±800 Amps 277/480v 3 Phase
- Motion Sensor LED Lighting
- Riverside Tax District
- EVAP Warehouse
- A-1 Zoning, City of Phoenix
- Fenced Yard

LOOP 202 (APPROX. 1.5 MILES AWAY)

202

BUCKEYEROAD

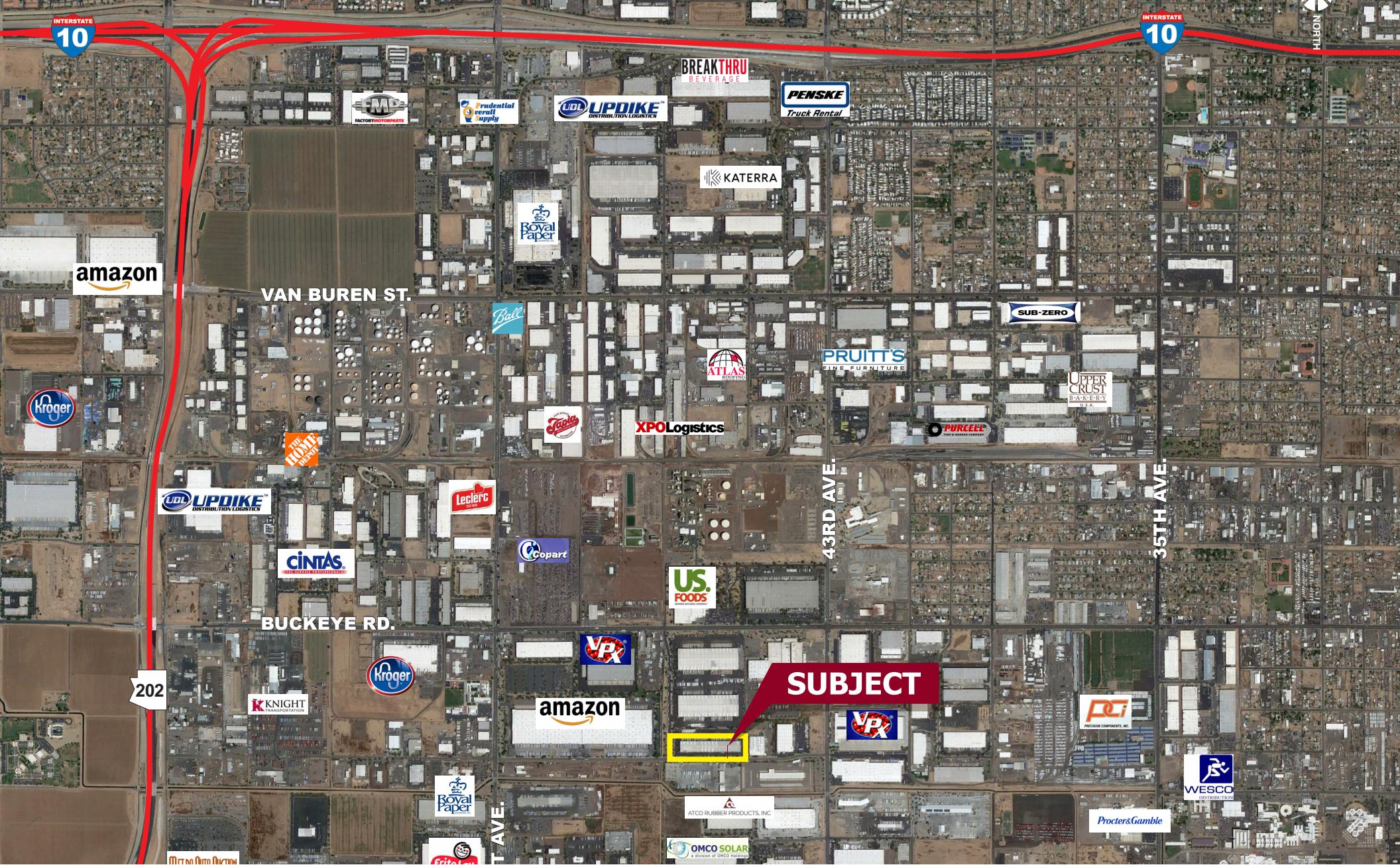
47TH AVENUE

MOHAVE STREET

SUITE 200







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