



# For Lease or Sale ±35,007 Square Feet

2325 W. Cypress St. | Phoenix, AZ

Contact Us for Leasing Information:

**Rob Martensen, SIOR, CCIM**

Vice Chair

+1 602 222 5082

rob.martensen@colliers.com

**Sam Jones**

Senior Associate

+1 602 222 5146

sam.jones@colliers.com

**Colliers**

2390 E Camelback Rd, Ste 100

Phoenix, AZ 85016

+1 602 222 5000



Owned & Managed By:



# Building Features

2325 W. Cypress St. | Phoenix, AZ

LOCATION	2325 W. Cypress St., Phoenix
SQUARE FEET	±35,007 SF
ACRES	±1.45 (±63,152 SF)
OFFICE	±1,500 SF
CLEAR HEIGHT	20' - 22'
ZONING	A-2, heavy industrial
WAREHOUSE	Evaporative cooled and sprinklered
DOCK DOORS	Four (4)
GRADE LEVEL	Two (2) ramps to grade level
YARD	Fully fenced and secured yard area
PARKING SPACES	Thirty Two (32), includes one (1) handicap
LOCATION	±1 mile to the interchange of I-10 or I-17
AIRPORT	Seven (7) miles away from Sky Harbor International Airport



## General Improvements Completed or Underway



±1,500 SF brand new office and ADA restrooms



New exterior facade



Roof repairs



Re-slurry of the yard/ parking area



New interior and exterior paint



New fire sprinkler system



Warehouse clean up



New LED lighting and insulation



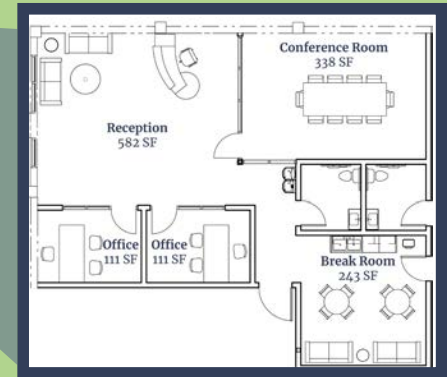
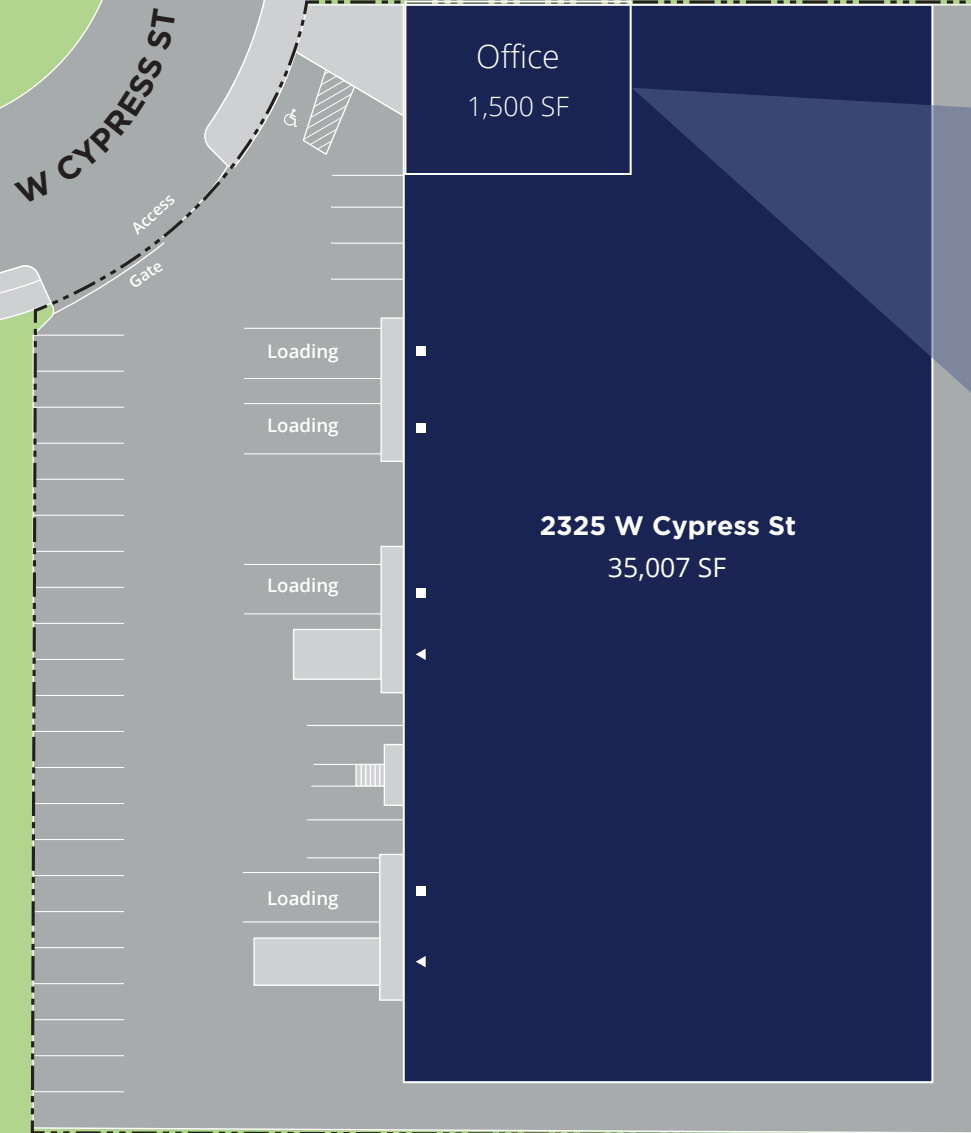
# Photos

±35,007 Sq. Ft. - Industrial Building for Lease or Sale



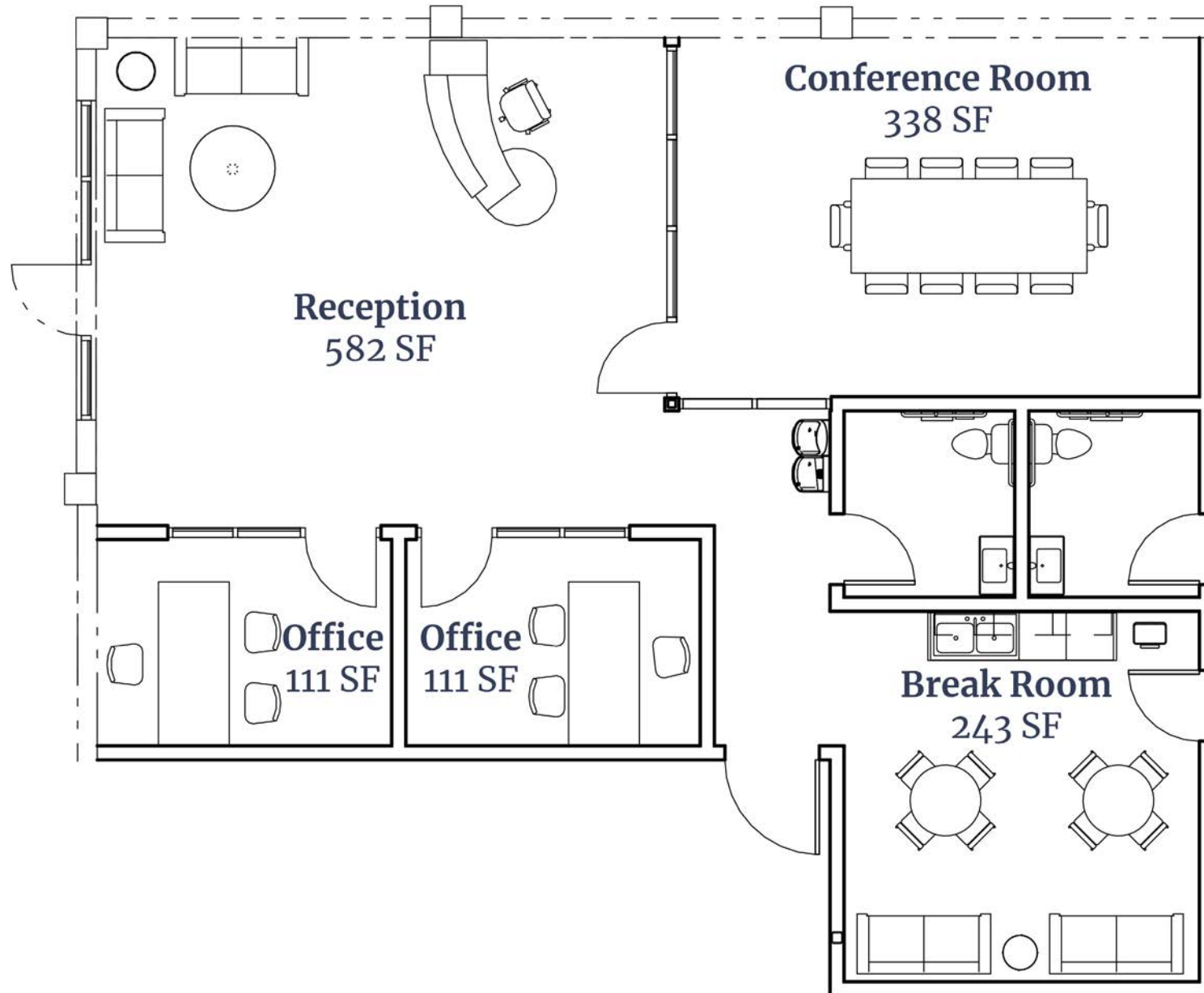
# Site Plan

- DOCK DOORS
- ▲ DRIVE-IN DOORS



# Office Floor Plan - ±1,500 Square Feet

2325 W. Cypress St. | Phoenix, AZ





Midtown

Arizona State Memorial Coliseum

Downtown



60

Grand Ave

2325 W Cypress St

23rd Drive

Cypress Street