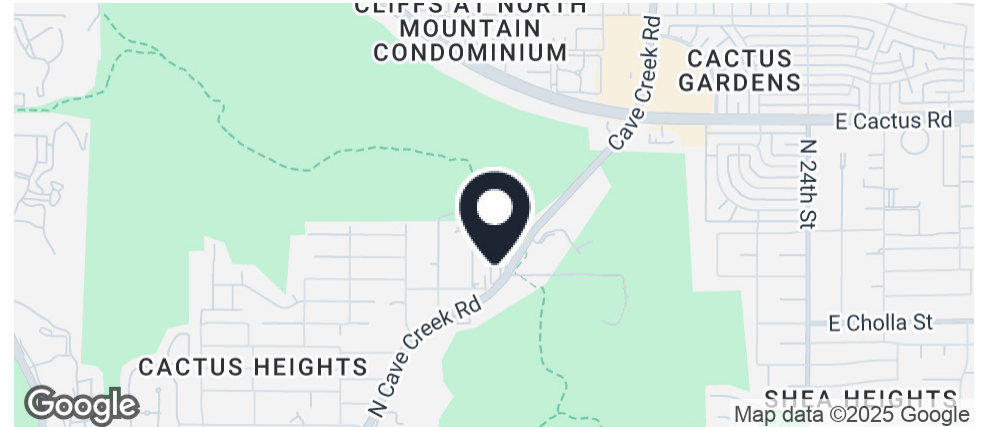


11460 N CAVE CREEK ROAD

Phoenix, AZ 85020

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- High visibility with frontage on N Cave Creek Road
- Glass fronts for natural light and scenic views
- Convenient access to restaurants, shops, and amenities
- Grade Level Loading
- C-2 Zoning

AVAILABLE

SUITE 7 - 1,753 ±SF

- Reception
- Two (2) Offices
- Evap Warehouse & Grade Level Door

Suite 8 - 1,872 ±SF

- Reception
- Three (3) Offices
- Air-Conditioned Warehouse and additional
- Evap Warehouse

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

FRANKLIN CONNELL

Senior Associate
602.386.1247 (D)
fconnell@cutlercommercial.com

ROD CROTTY

Associate Broker
602.386.1225 (D)
rcrotty@cutlercommercial.com

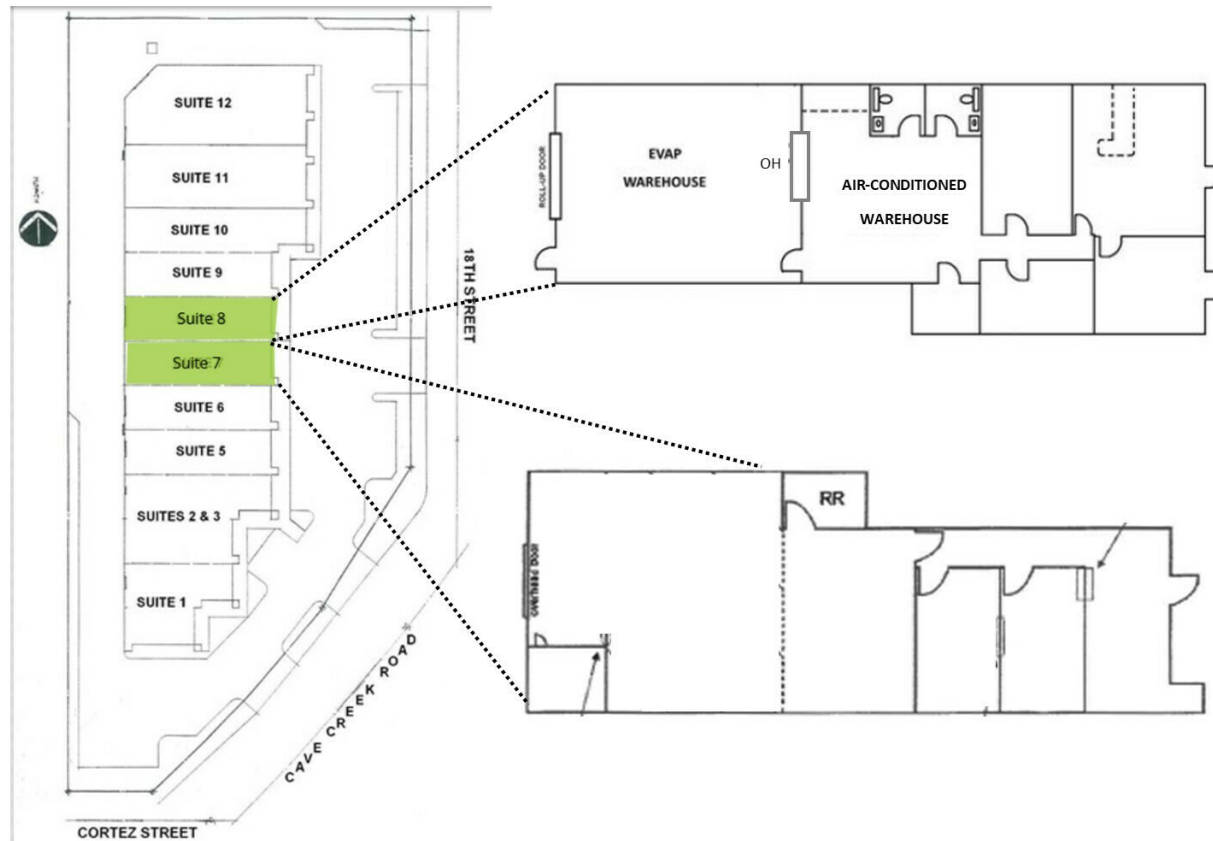


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

11460 N CAVE CREEK ROAD

Phoenix, AZ 85020

INDUSTRIAL PROPERTY FOR LEASE



2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

FRANKLIN CONNELL

Senior Associate
602.386.1247 (D)
fconnell@cutlercommercial.com

ROD CROTTY

Associate Broker
602.386.1225 (D)
rcrotty@cutlercommercial.com



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.