







## ±38,721 SF (DIVISIBLE) FOR LEASE

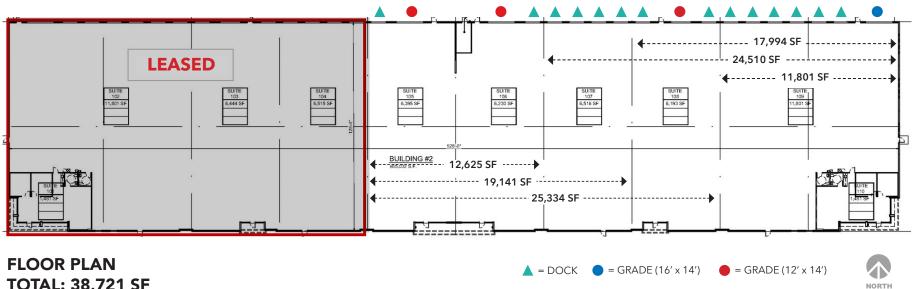


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## **TOTAL: 38,721 SF**

## **BUILDING FEATURES**

- Suite Size: ±38,721 SF
  - Divisible to ±12,000 SF
- ±1,481 SF of Spec Office •
- 28' Clear Height •
- 100% Air Conditioned •
- LED Lighting •

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- Power: ±2,000A, 277/480V, 3 Phase •
  - ESFR Sprinklers

- 14 Dock Doors
  - 5 Edge of Dock Levelers
- 4 Grade Level Doors
  - 1 (16' x 14')
  - 3 (12' x 14')
- Fenced and Secured Concrete Truck Court
- 1.6/1,000 Parking Ratio •

## LOCATION FEATURES

- Immediate Loop 101 Accessibility with • Access to I-10, I-17 and Northern Parkway
- Frontage/Signage on Cactus Road •
- Highly Amenitized Area within 4 Miles • of Westgate, the Premier Shopping and Dining Destination in the West Valley.
- ±20 Miles to TSMC Development in North Phoenix, who has Announced a \$165 **Billion Development Investment**















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