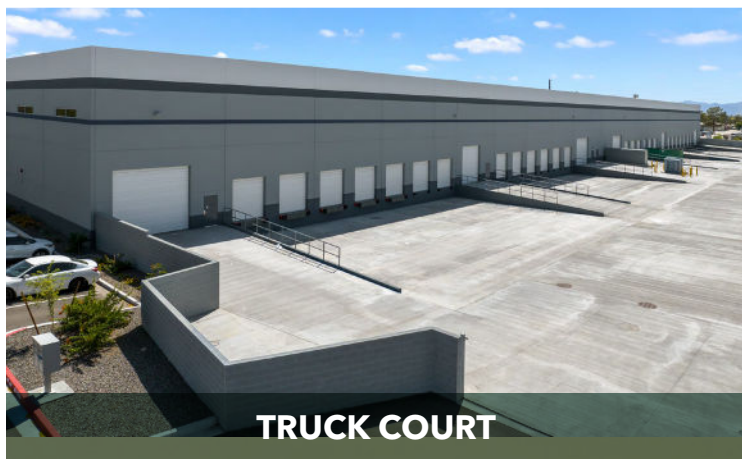
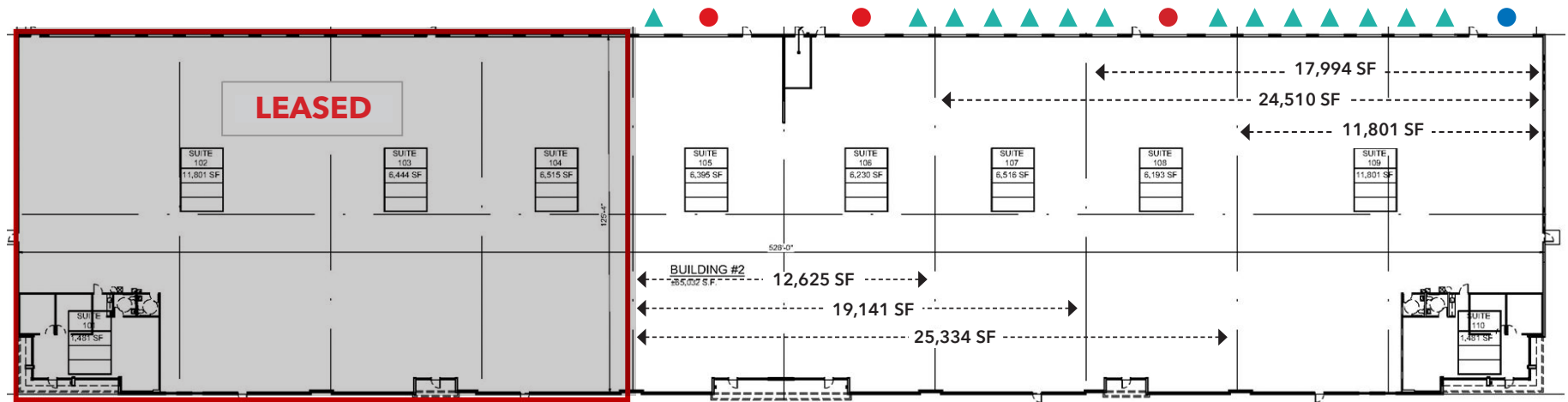




±38,721 SF (DIVISIBLE) FOR LEASE





FLOOR PLAN
TOTAL: 38,721 SF

▲ = DOCK ● = GRADE (16' x 14') ● = GRADE (12' x 14')



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
- 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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