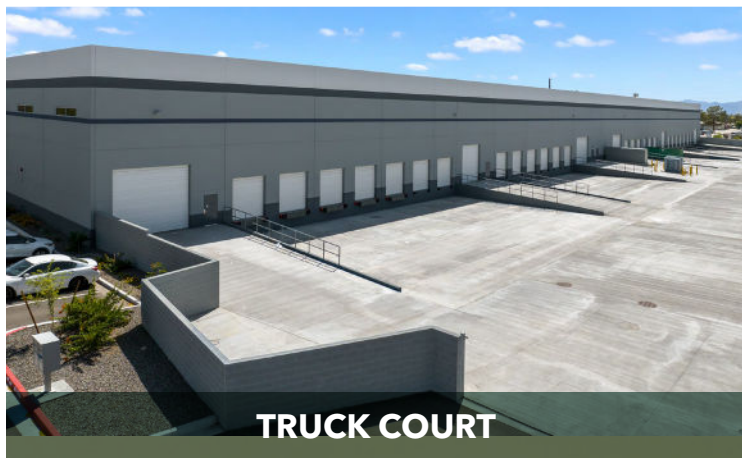




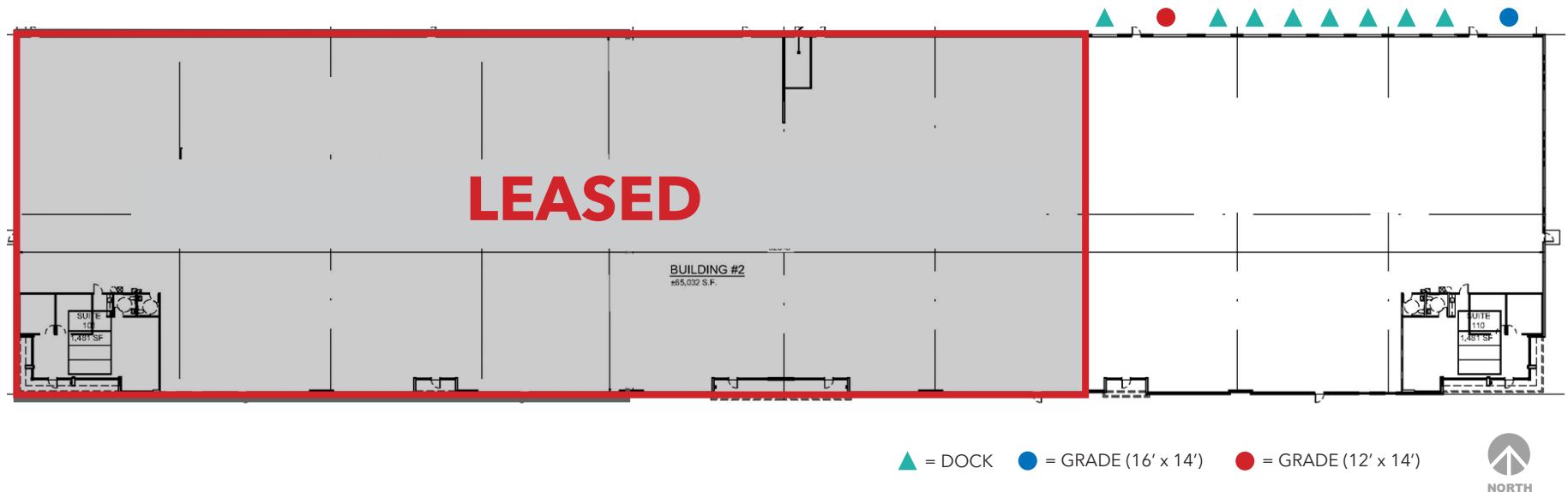
**MOVE-IN READY SPEC SUITE • 100% HVAC • UP TO 2,000 AMPS • CACTUS RD. FRONTAGE**

**±19,528 SF (END CAP) FOR LEASE**









## BUILDING FEATURES

- Suite Size: ±19,528 SF
- ±1,481 SF of Spec Office
- 28' Clear Height
- 100% Air Conditioned
- LED Lighting
- Up to 2,000A, 277/480V, 3 Phase
- ESFR Sprinklers
- 8 Dock Doors
  - 5 Edge of Dock Levelers
- 2 Grade Level Doors
  - 1 (16' x 14')
  - 1 (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







**MATT HOBAICA, SIOR**  
PRINCIPAL  
602.954.3755  
mhobaica@leearizona.com

**JEFF CONRAD, SIOR**  
PRINCIPAL  
602.954.3743  
jconrad@leearizona.com

**RYAN HINGST**  
PRINCIPAL  
602.954.3772  
rhingst@leearizona.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES