

# FOR LEASE

## 20819 N 25TH PL

UNIT 107B, PHOENIX, AZ 85050



**ZACH OLIVET**  
Vice President

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# OFFERING



## PROPERTY DETAILS

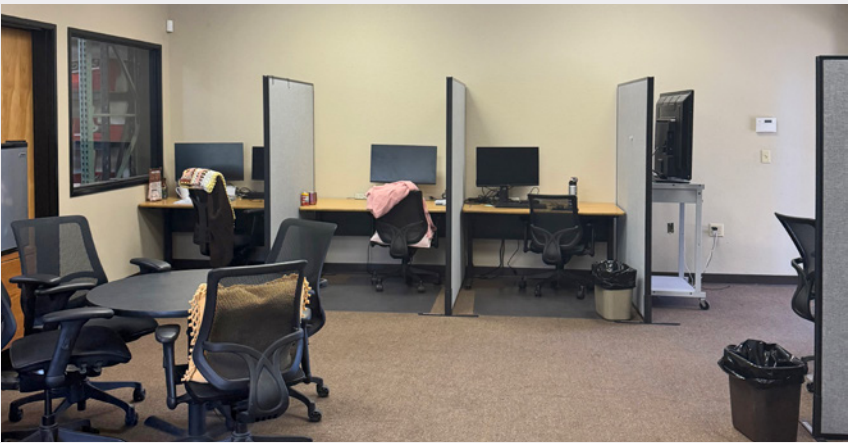
Property Type	Flex/Industrial
Lease Rate	\$1.45/SF NNN
Lot size	2,407 SF
Available SF	+/- 2,300 SF
Zoning	CP/GCP City of Phoenix
Parcel No	213-11-151

## PROPERTY HIGHLIGHTS

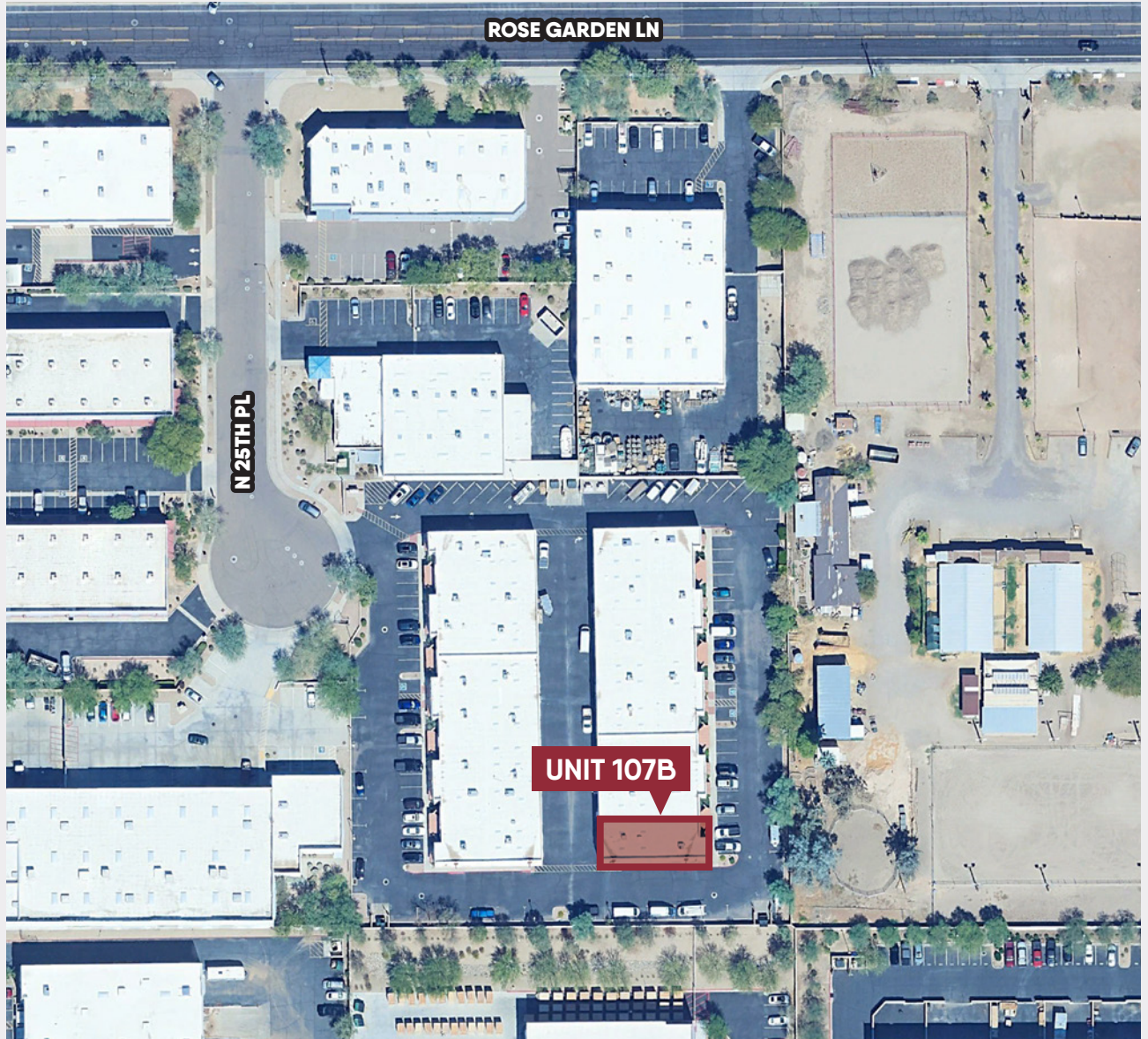
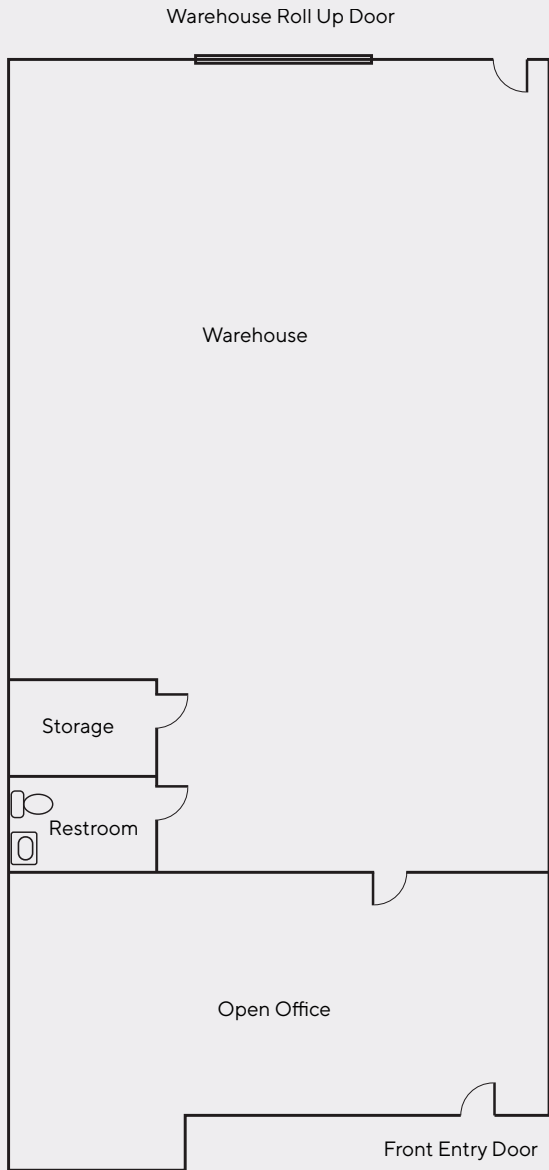
- Year Built: 2005
- Easy access off Cave Creek & 101 Hwy
- Potential Building Signage
- End Cap Unit
- 30% Office | 70% Warehouse
- Evap Cooled Warehouse
- 18' Clear Height
- Sprinklered
- 12'x14' Grade Level Roll up Door
- Sky Lights
- 200 amps 120/208v 3 Phase Power
- Renovated Restroom (April of 2024)
- Roof Replacement Scheduled



# PROPERTY PHOTOS



# FLOOR/SITE PLAN



# LOCATION



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