

LIGHT MANUFACTURING / WAREHOUSE FACILITY  
±50,361 RSF AVAILABLE FOR LEASE OR SALE

# 825 EAST UNIVERSITY DRIVE

PHOENIX, AZ 85034



# BUILDING HIGHLIGHTS



**±3.17 AC LOT**

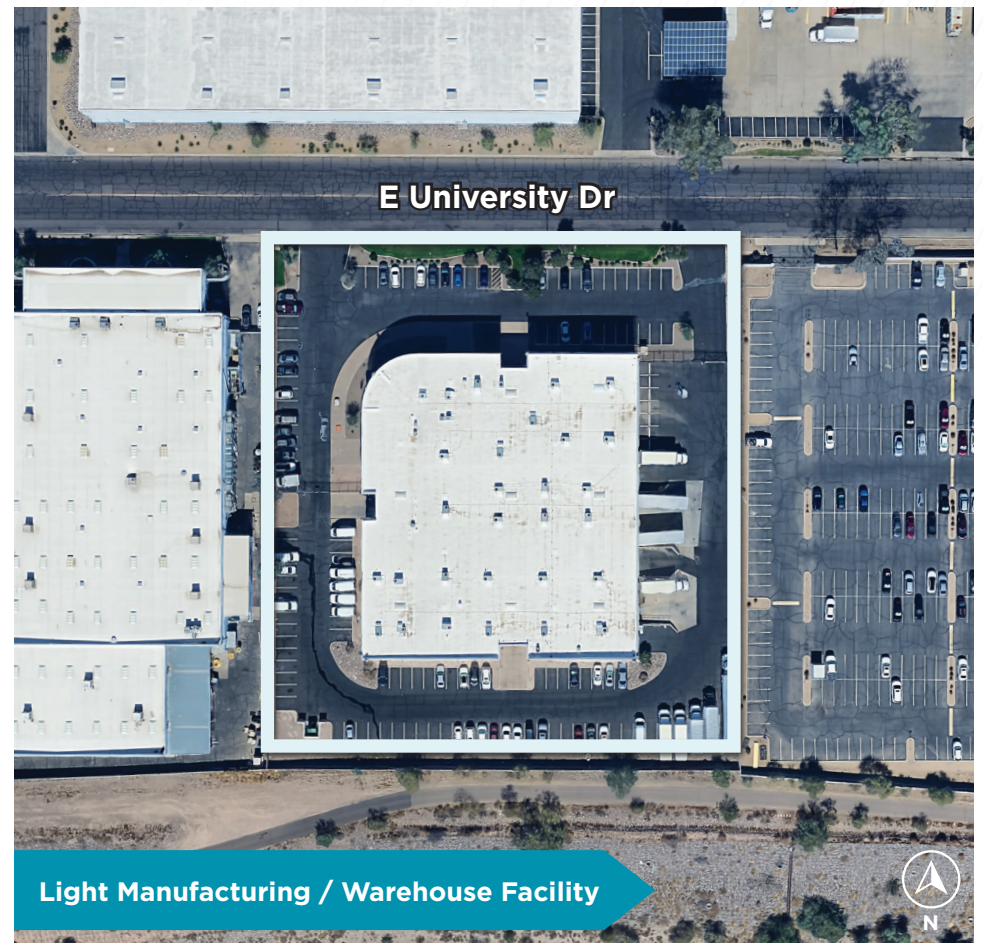


**A-2, CITY OF PHOENIX**

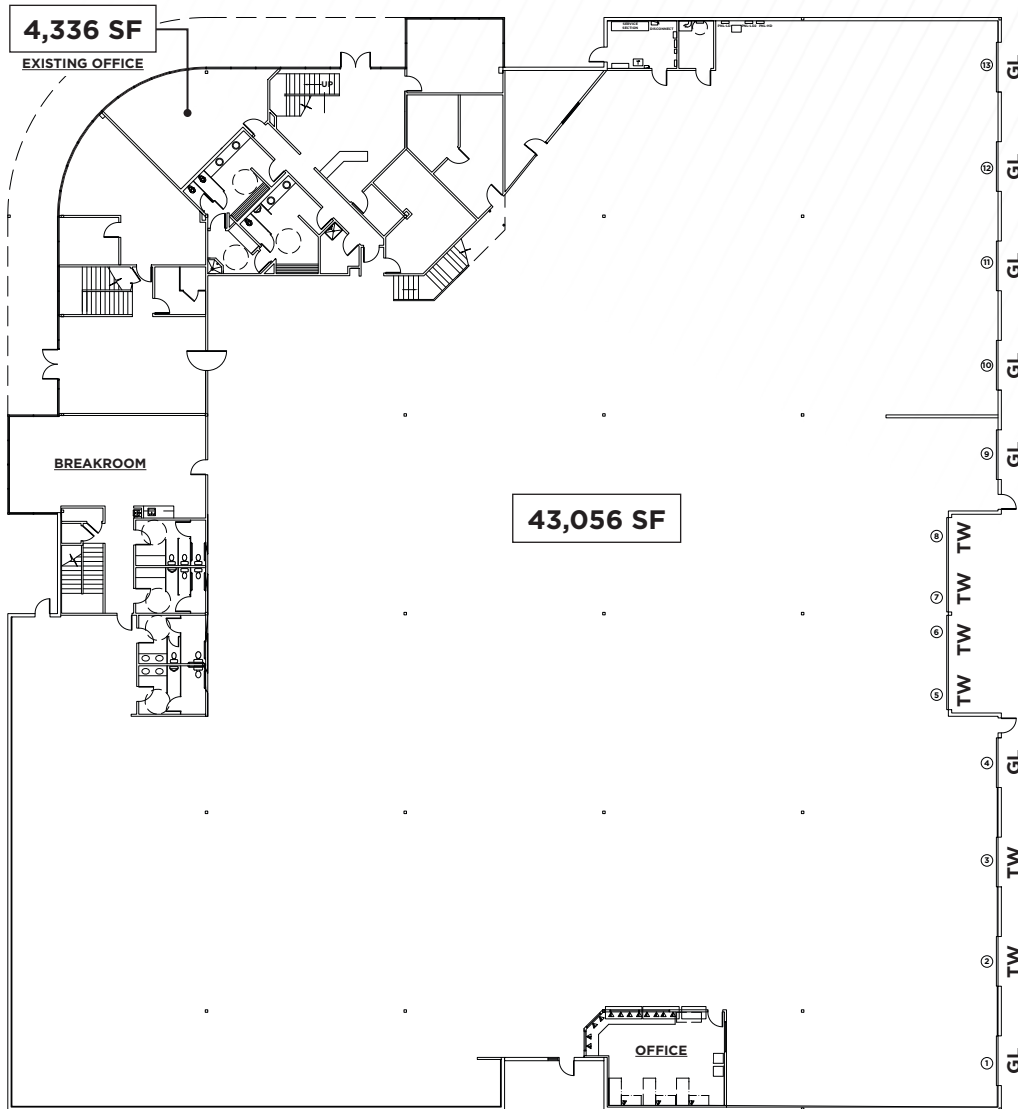


**129 SPACES**

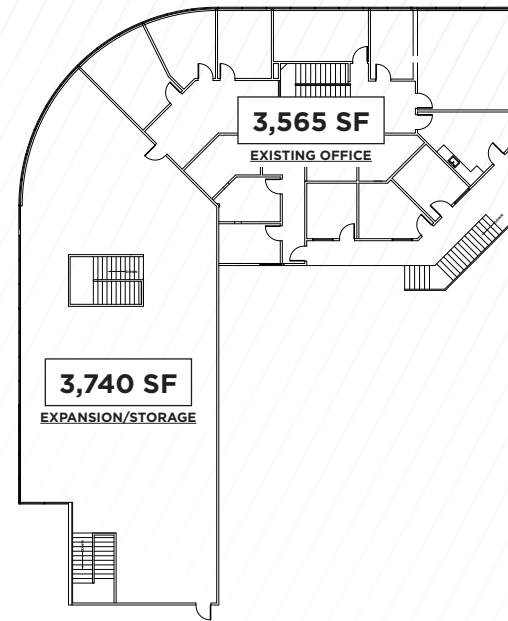
<b>Total Building Area</b>	±50,361 SF
<b>Office Area</b>	±4,336 SF
<b>Mezzanine Office Area</b>	3,566 SF (Existing) + 3,471 (Shell)
<b>HVAC</b>	100% Air Conditioned
<b>Clear Height</b>	±24'
<b>Power</b>	1,600 Amps 277/480 Volt 3 Phase
<b>Dock High Loading</b>	Six (6) Positions (10' X 10')
<b>Grade Level Loading</b>	Seven (7) Doors (10' X10')
<b>Loading Area</b>	Fully Fenced and Secured
<b>Column Spacing</b>	±40' x ±40'



# FLOOR PLANS



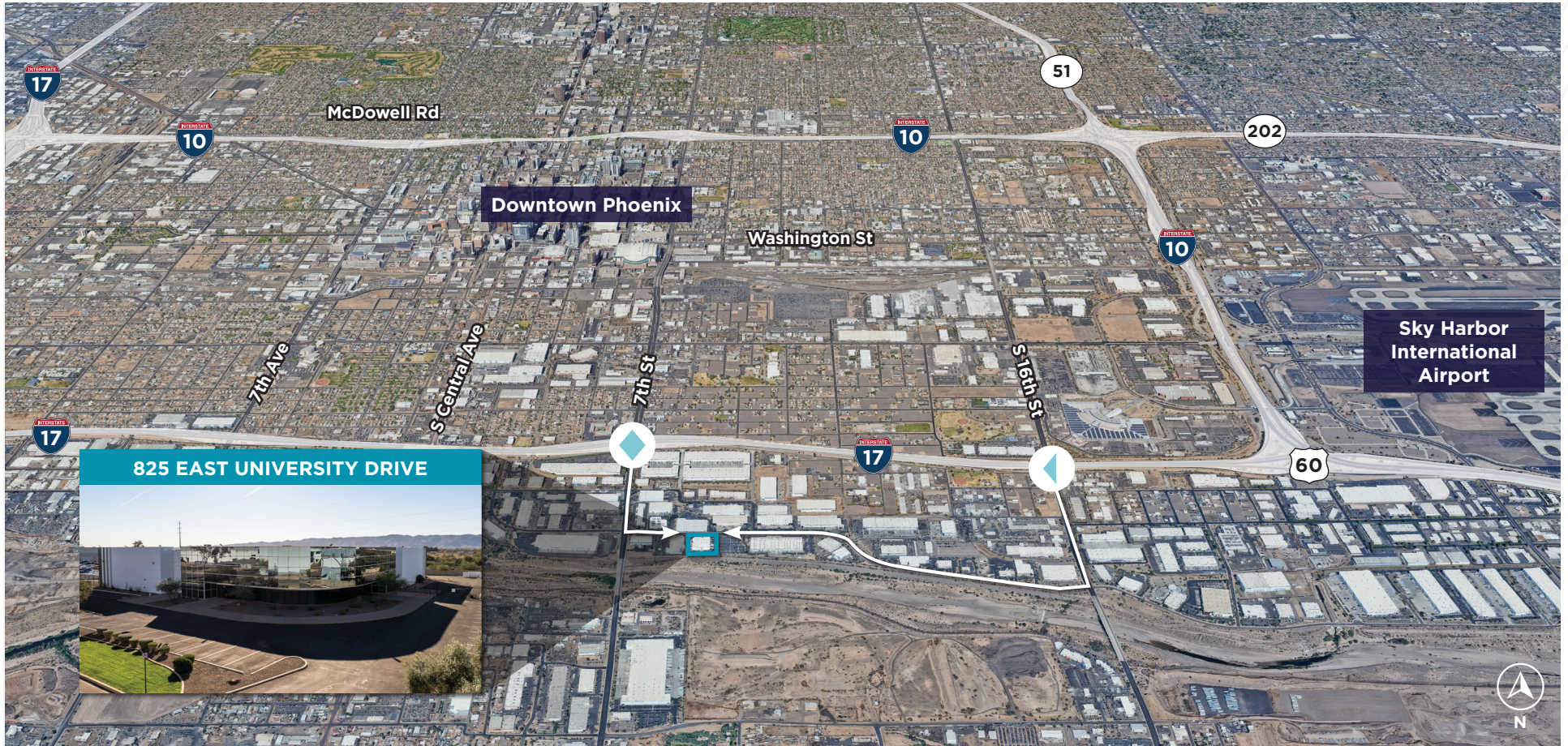
**1ST FLOOR**



**MEZZANINE**

- Renovations Underway:**
- Warehouse Interior Paint
  - Warehouse LED HighBay Lighting
  - Warehouse Floor Refurbished
  - Office & Restrooms
  - Landscaping

# THE LOCATION



**I-17 Freeway Access: Full  
Diamond at 7th Street & Half  
Diamond at 16th Street**



**Master Planned Business Park**



**University Drive Frontage**



**Centrally Located near  
Phoenix Sky Harbor  
International Airport**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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