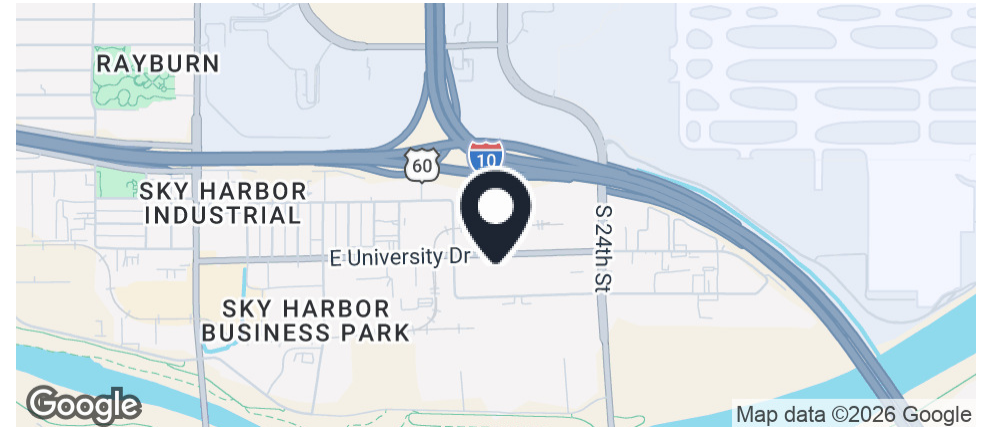


# 2201-2219 E. UNIVERSITY DR.

Phoenix, AZ 85034

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY HIGHLIGHTS

- A-2 Industrial Zoning
- ±16' Clear Height
- Fire Sprinklered
- Ample Parking
- Excellent Freeway Access

### 2219 E UNIVERSITY DRIVE - ±12,326 SF

- **65% Office:** Reception, Conference Room, Eight (8) Private Offices
- Air Conditioned - Drop Ceiling
- Two (2) (12'x14') Grade Level Doors
- Suite Adjacent to Common Truckwell
- End Cap Unit
- Window Line has North Exposure
- Common Truckwell

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

### ROD CROTTY

Associate Broker  
602.386.1225 (D)  
[rcrotty@cutlercommercial.com](mailto:rcrotty@cutlercommercial.com)

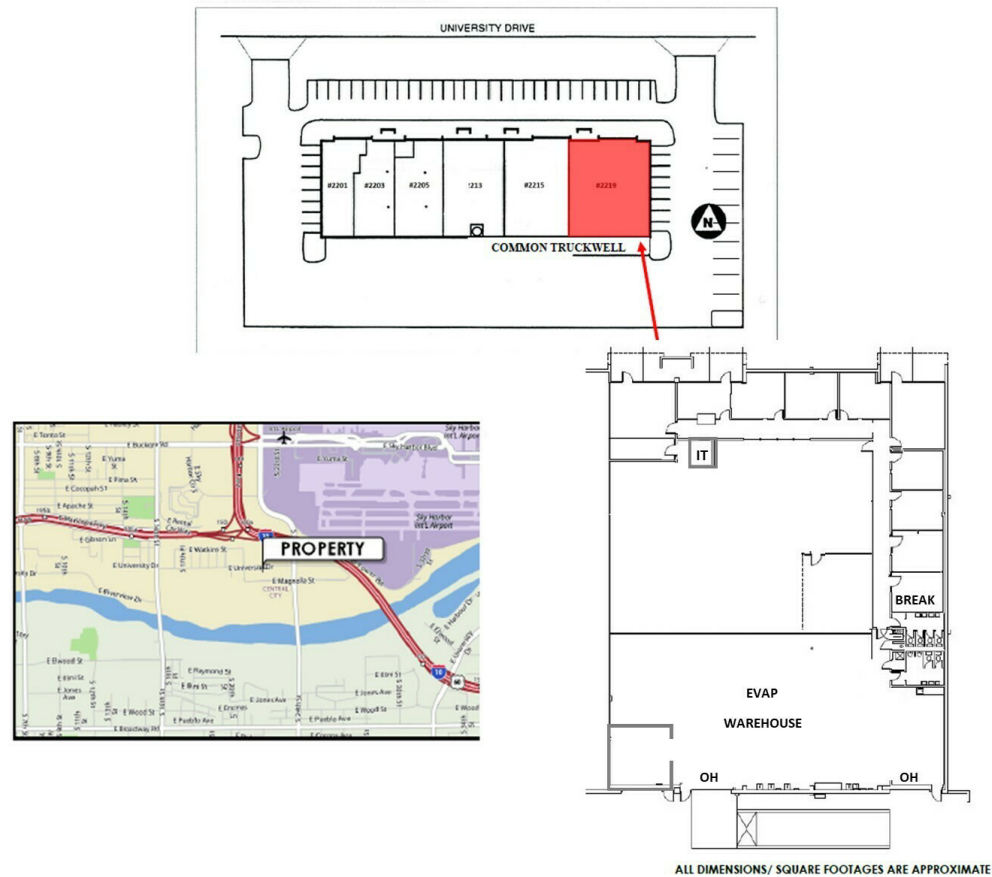


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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FLOOR PLAN AND SITE PLAN IS APPROXIMATE AND NOT TO SCALE



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