

PHOENIX STAR COMMERCE PARK



FREEWAY FRONTAGE/SIGNAGE

2110 S. 7th Ave.
Suite 160-170: ±21,840 SF

224,308 SQUARE FEET / 4 BUILDING PROJECT / 2110-2140 SOUTH 7TH AVENUE, PHOENIX, AZ



JEFF CONRAD, SIOR
PRINCIPAL
602.954-3743
jconrad@leeearizona.com

ALLEN LOWE
PRINCIPAL
602.954.3747
alow@leeearizona.com

RYAN HINGST
PRINCIPAL
602.954.3772
rhingst@leeearizona.com

5090 North 40th Street, Suite 300 Phoenix, Arizona 85018 | 602.956.7777

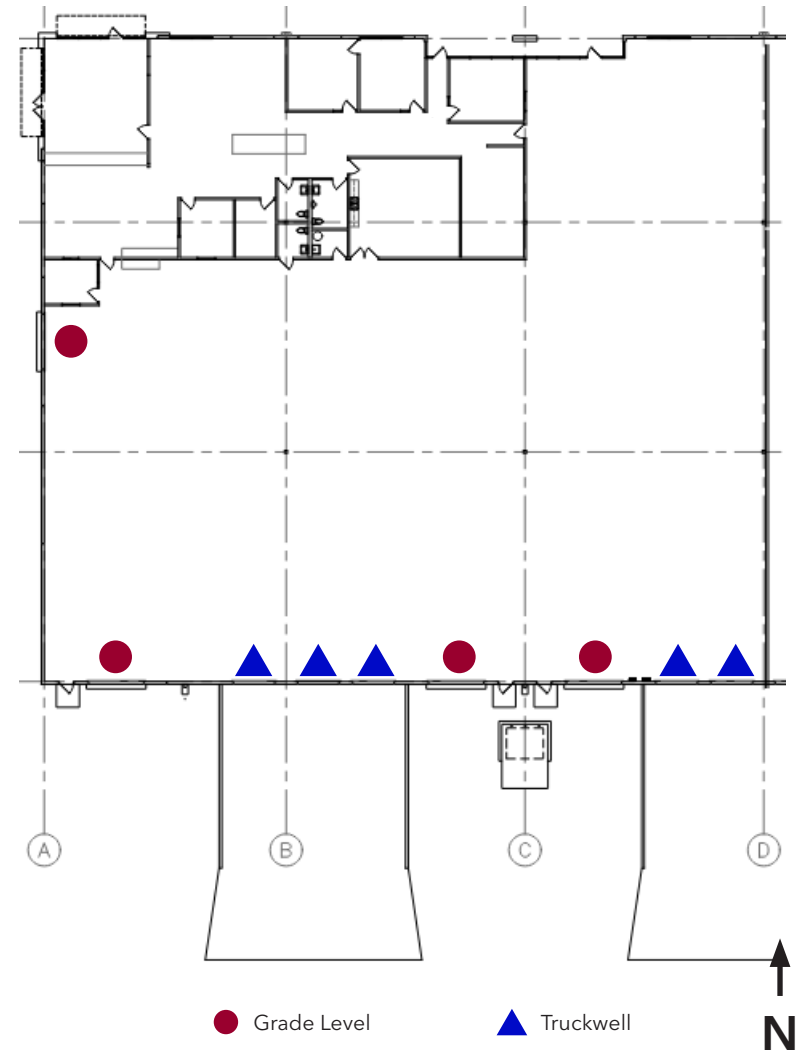
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PHOENIX STAR COMMERCE PARK



2110 S. 7TH AVENUE SUITE 160-170

- ▶ ±21,840 SF Suite
- ▶ ±5,200 SF of Office
- ▶ Freeway Frontage / Signage
- ▶ Available 11/1/2026
- ▶ EVAP Warehouse
- ▶ 24' Clear Height
- ▶ (5) Docks, (4) Grade Level Doors (12'x14')



PHOENIX STAR COMMERCE PARK

FEATURES



Grade Level



Truckwell

2110 S. 7th Avenue

- 59,228 square feet
- 24' clear height
- 141'-3" bay depth
- 71 parking spaces
- Divisible to 14,620 sq. ft.
- Nine (9) grade level doors
- Twelve (12) truckwell doors

2120 S. 7th Avenue

- 50,666 square feet
- 24' clear height
- 131'-3" bay depth
- 111 parking spaces
- Divisible to 6,230 sq. ft.
- Ten (10) grade level doors
- Eight (8) truckwell doors

2130 S. 7th Avenue

- 46,814 square feet
- 24' clear height
- 121'-3" bay depth
- 101 parking spaces
- Divisible to 5,750 sq. ft.
- Ten (10) grade level doors
- Six (6) truckwell doors

2140 S. 7th Avenue

- 67,600 square feet
- 24' clear height
- 161'-3" bay depth
- 146 parking spaces
- Divisible to 16,700 sq. ft.
- Nine (9) grade level doors
- Fifteen (15) truckwell doors



PHOENIX STAR COMMERCE PARK



- Adjacent to Full Diamond Interchange at Interstate-17 and 7th Avenue
- Three Miles to Phoenix Sky Harbor International Airport
- Exposure from an Elevated Freeway with 1,129 Feet of Freeway Frontage
- Grade Level Loading and Truckwells Provided
- A-2 (Heavy Industrial) Zoning, City of Phoenix
- 2000 Amp, 277/480 Volt, 3-Phase Per Building (APS Power)

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JEFF CONRAD, SIOR
PRINCIPAL
602.954-3743
jconrad@leearizona.com

ALLEN LOWE, SIOR
PRINCIPAL
602.954.3747
alowe@leearizona.com

RYAN HINGST
PRINCIPAL
602.954.3772
rhingst@leearizona.com

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