

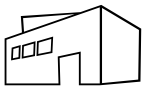


FOR LEASE

LOCATED ON A 1.26 AC LOT

INDUSTRIAL/SINGLE TENANCY | ±13,230 SF

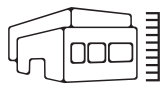
1418 N. ELISEO C FELIX JR WAY | AVONDALE | AZ



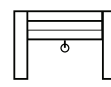
±13,230 SF
INDUSTRIAL BUILDING



±5,000 SF
OFFICE SPACE



23'
CLEAR HEIGHT



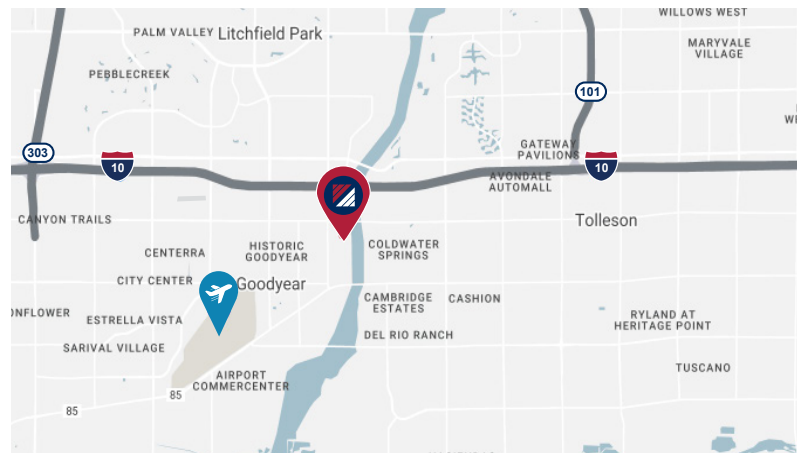
4
GRADE LEVEL DOORS



GATED
YARD

PROPERTY HIGHLIGHTS:

- Built in 2004
- Building: ±13,230 SF
- Lot Size: 1.26 AC
- Office: ±5,000 SF (Can be Reduced to ±2,500 SF)
- Loading: 4 Grade Level Doors (12 x 14)
- Clear Height: 23'
- Gated Yard
- Power: 800 Amps, 277/480V
- Parking: 18 Surface Spaces
- EVAP Cooled Warehouse



FOR MORE INFORMATION, PLEASE CONTACT:

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TREVOR MCKENDRY

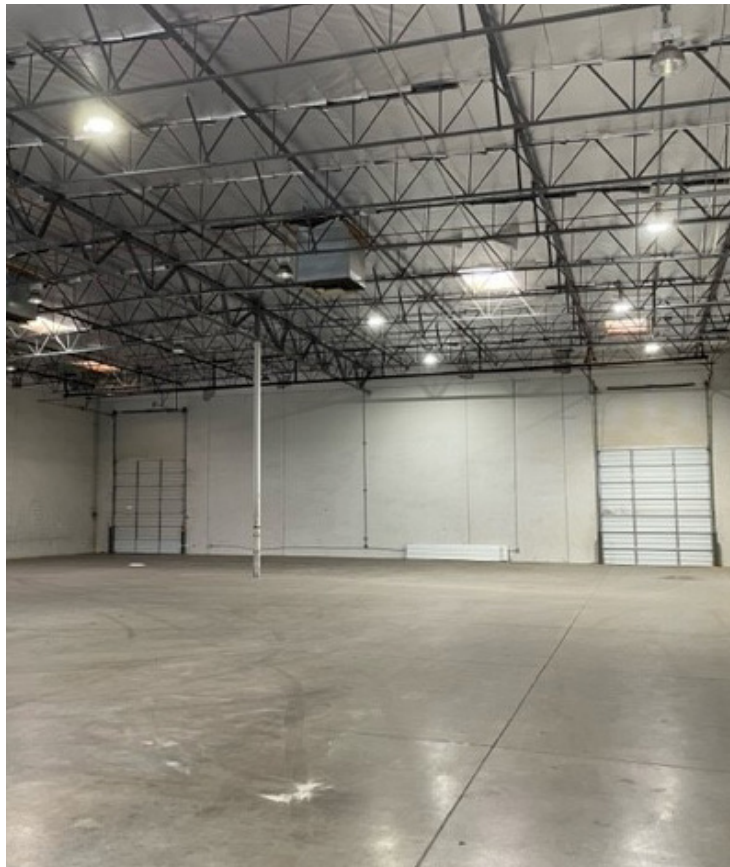
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PHOTOS



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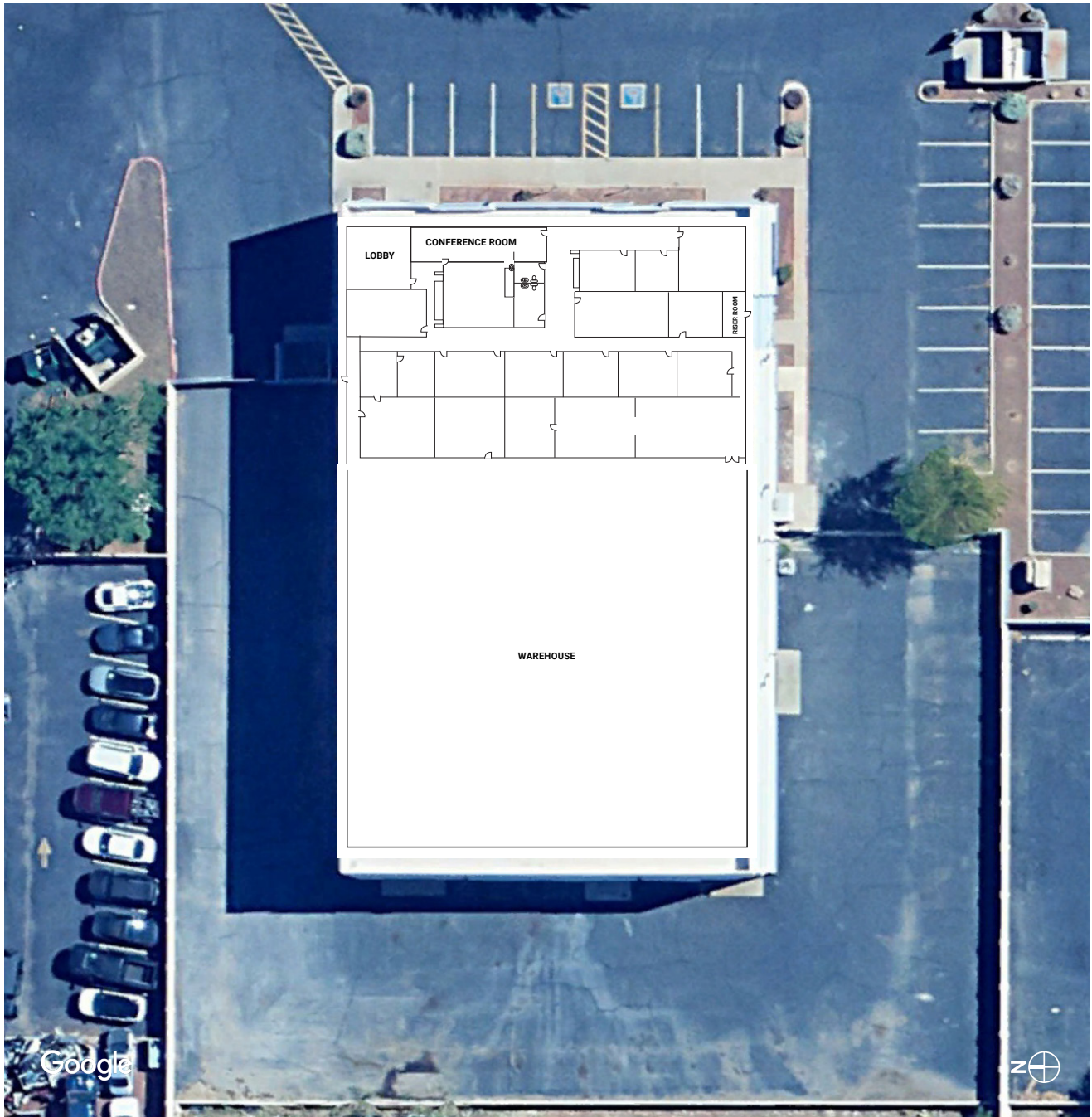
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FLOOR PLAN



*NOT TO SCALE

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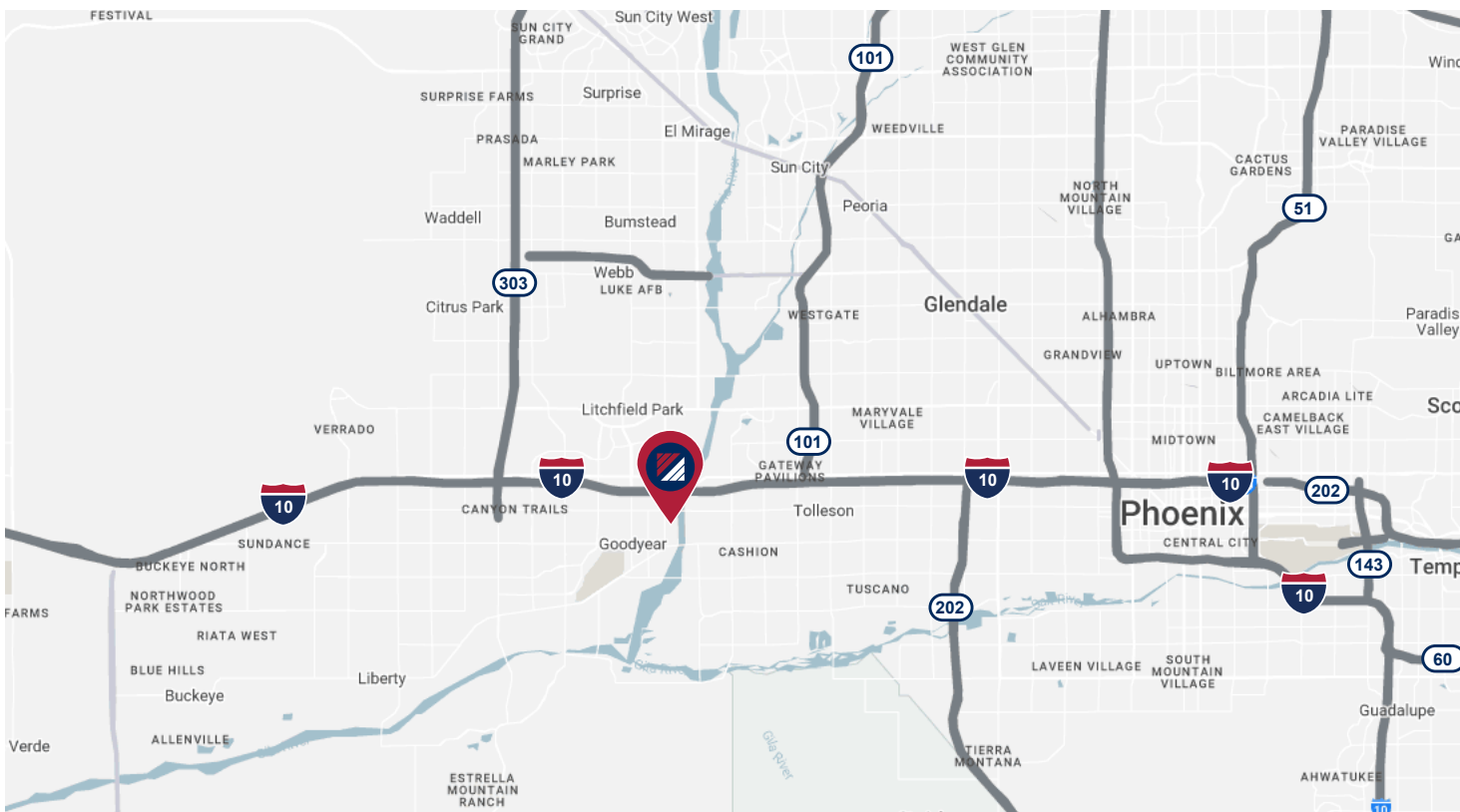
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AERIAL



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AMENITIES MAP



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