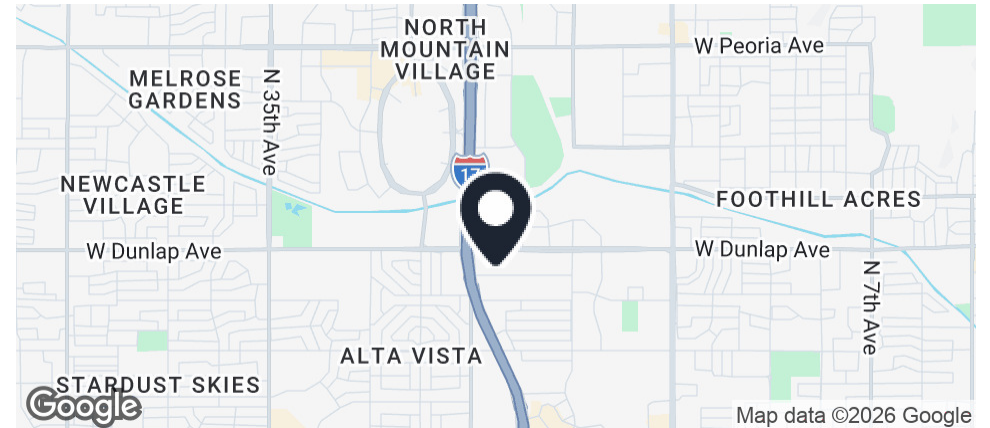


# TOWNLEY COMMERCE CENTER

2602-2606 W. Townley Ave., Phoenix, AZ 85021

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY HIGHLIGHTS

- 100-200A/110-220V, 1 Phase Power
- Parking Ratio 0.90/1,000 (30 total parking spaces)
- Clear Height 12' +/-
- Year Built 1980
- C-2 Zoning, City of Phoenix
- Located at I-17 & Dunlap

### 2606 W TOWNLEY - SUITE 3 AND 4 BOTH AVAILABLE (1,500 ±SF EACH)

- Reception Area
- Restroom
- Evap Cooled Warehouse
- 12' ± Tall Grade Level Door (For Suite 4)

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

#### ELIZABETH HAMMER

602.386.1236 (D)  
[ehammer@cutlercommercial.com](mailto:ehammer@cutlercommercial.com)

#### ROD CROTTY

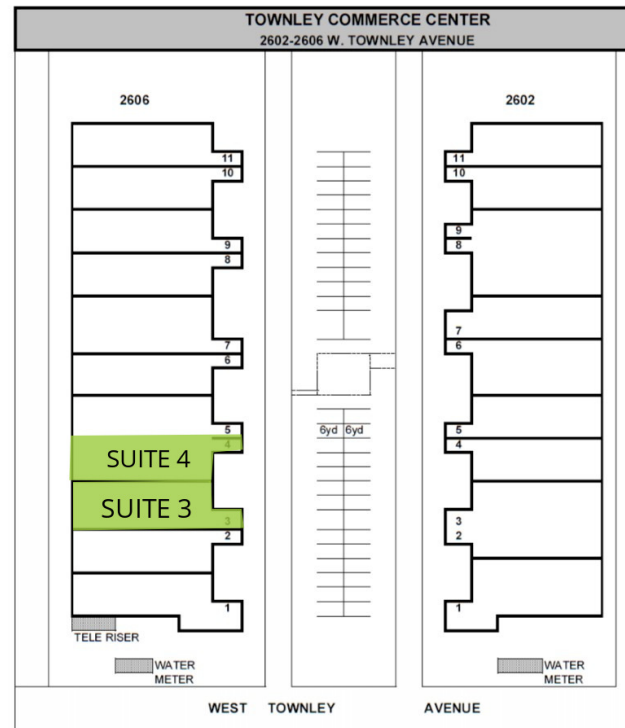
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NOTE: ALL DIMENSIONS ARE APPROXIMATE AND THE SITE PLAN/FLOOR PLAN IS NOT TO SCALE

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