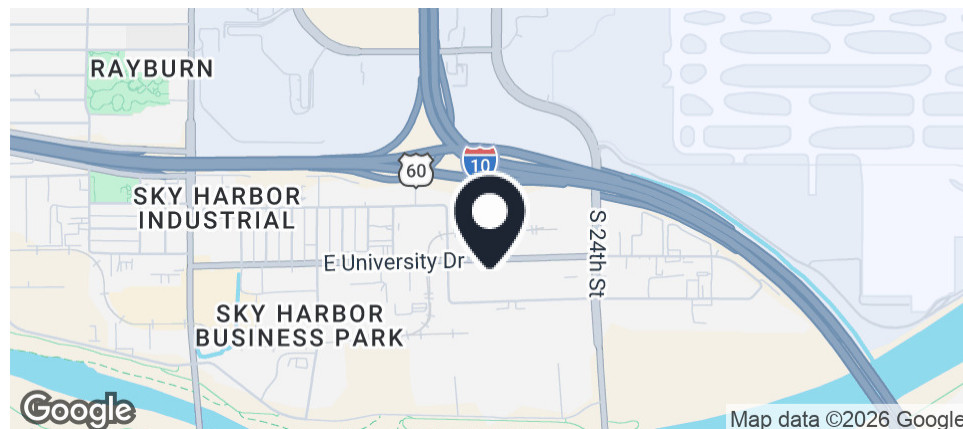
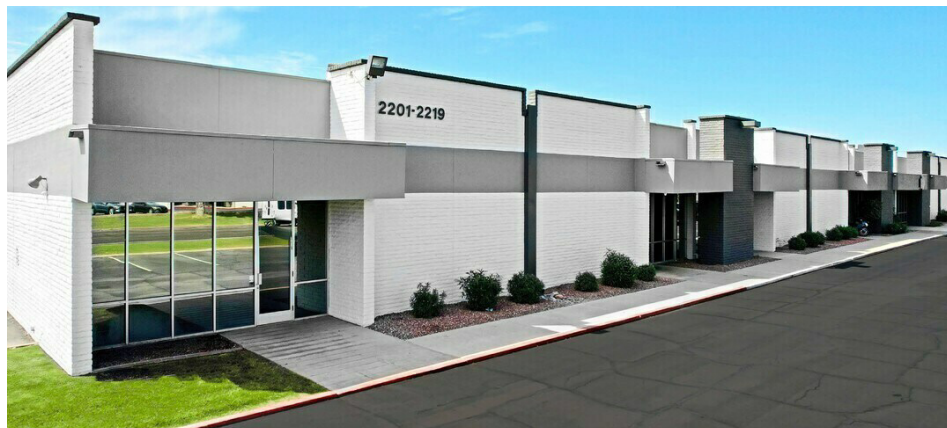


2201-2219 E. UNIVERSITY DR.

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

- **Office:** Reception, Conference Room, Eight (8) Private Offices
- Air Conditioned - Drop Ceiling Production Room
- Two (2) (12'x14') Grade Level Doors
- Suite Adjacent to Common Truckwell
- End Cap Unit
- Window Line has North Exposure
- Common Truckwell (Not Semi Capable)
- 600 Amps 277/480V 3-Phase Available

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

ROD CROTTY

Associate Broker
602.386.1225 (D)
rcroty@cutlercommercial.com

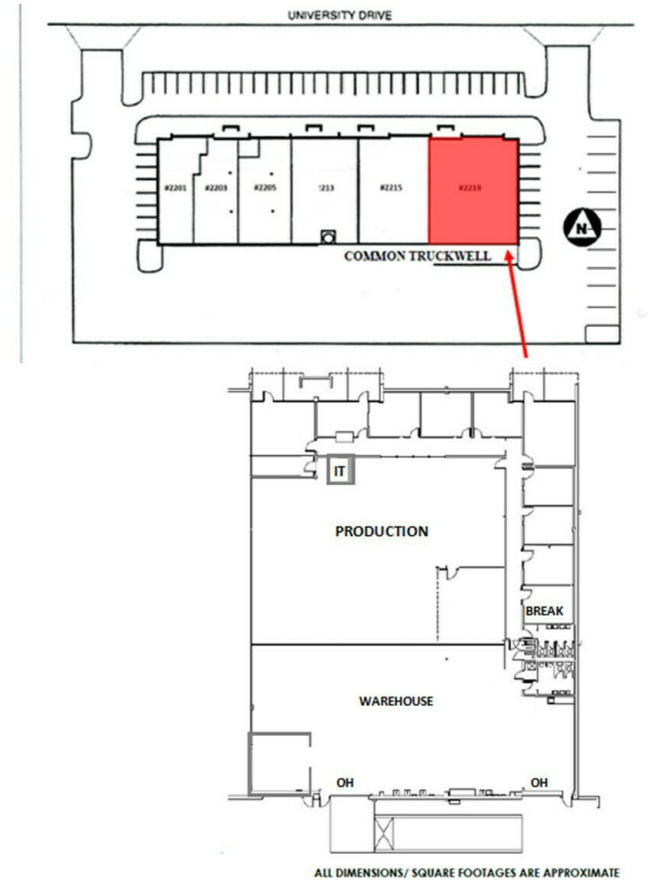


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular 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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