

1002 EAST UNIVERSITY DRIVE
PHOENIX, ARIZONA

AVAILABLE FOR LEASE



Development of:

EASTGROUP
PROPERTIES

PREMIUM DISTRIBUTION SPACE IN 7TH STREET BUSINESS PARK

BUILDING FEATURES:

- | | | | | |
|----------------|--------------------|-----------------|---------------------|---|
| ◆ Available: | 36,540 SF | ◆ Clear Height: | 26' | ◆ Built in 1989 |
| ◆ Bldg Size: | 73,080 SF | ◆ Parking: | Ample | ◆ Fully Sprinklered |
| ◆ Office Size: | +/- 7,021 SF | ◆ Col. Spacing: | 40' x 48' (Typical) | ◆ Evaporative-Cooled Warehouse |
| | 2nd Floor Office | ◆ Zoning: | A-1 City of Phoenix | ◆ Concrete Loading Apron |
| | is not included in | ◆ Loading: | 5 Truck Wells | ◆ Owned & Managed by EastGroup Properties |
| | leasable footage | | 3 Van Height Doors | ◆ SW Gas is in University Drive |
| Power: | 400A, 277/480V | | | |

For more information contact:

RICK COLLINS
480.362.9503
rcollins@rossbrown.com

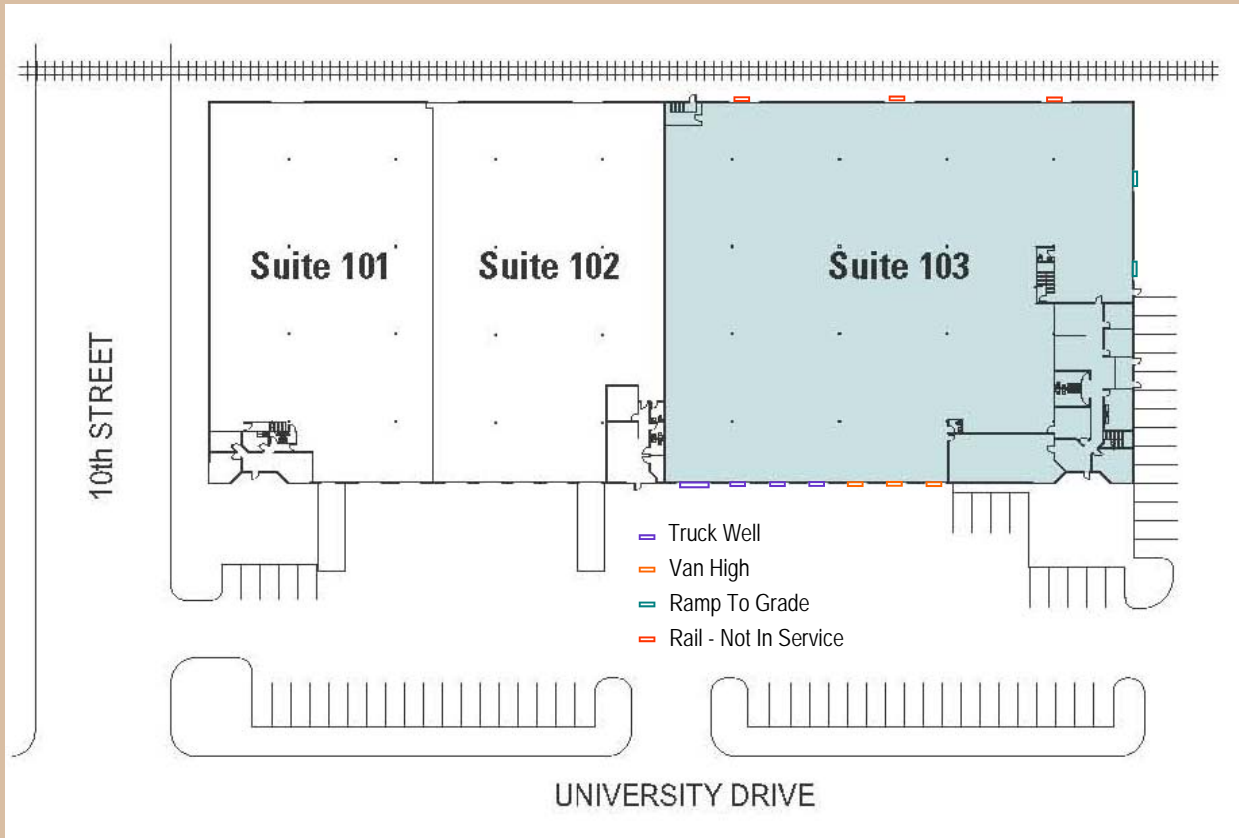
CURTIS BROWN
480.362.9501
cbrown@rossbrown.com

JEFF WOUDEBERG
480.362.9509
jeffw@rossbrown.com

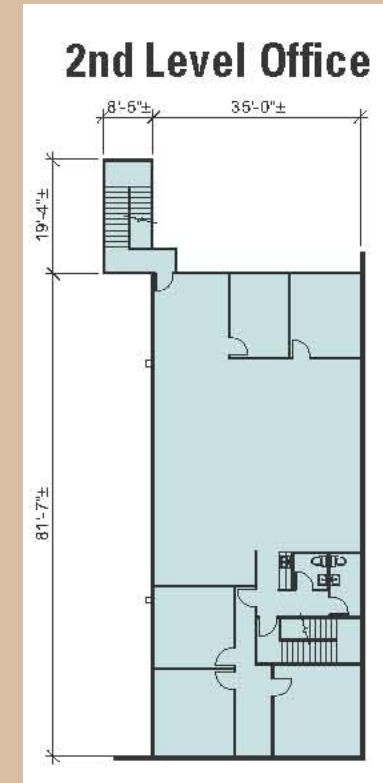
**ROSS
BROWN**

A REAL ESTATE SERVICES COMPANY

36,540 SF INDUSTRIAL DISTRIBUTION SPACE FOR LEASE



Floor Plan with Measurements Available Upon Request



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LOCATION FEATURES:

- ◆ Immediate access to multiple freeways, including, I-10 & I-17
- ◆ Close to Downtown & Sky Harbor International Airport
- ◆ Numerous restaurant, hotel & downtown amenities nearby



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