

# OFFICE/WAREHOUSE AVAILABLE FOR LEASE

17,160 SF Suite Available  
(2) Additional Suites Available 10/2011

2255 West Desert Cove Avenue  
Phoenix, Arizona

**new LOW rate**  
**\$0.35 NNN**

## Building Features

- Avail. SF: **17,160 SF (±2,800 SF Office)**  
8,580 SF Contiguous Available 10/1/2011  
10,230 SF Available 10/1/2011
- Bldg. SF: 71,960 SF
- Loading: (4) 9' x 10' Truck Well Doors  
(2) 12' x 14' Grade Level Door
- Clear Ht: Min. 22'
- Zoning: A-1
- Power: 200A, 277/480V (per bay)
- Parking: 1.35:1000
- Column Sp.: 52' x 55'

- Evaporative Cooled Warehouse
- Sprinklered Warehouse
- Strategic location in the MetroCenter Sub-market
- 2 minutes from 1-17 & Peoria Ave. Interchange



*Contact:*

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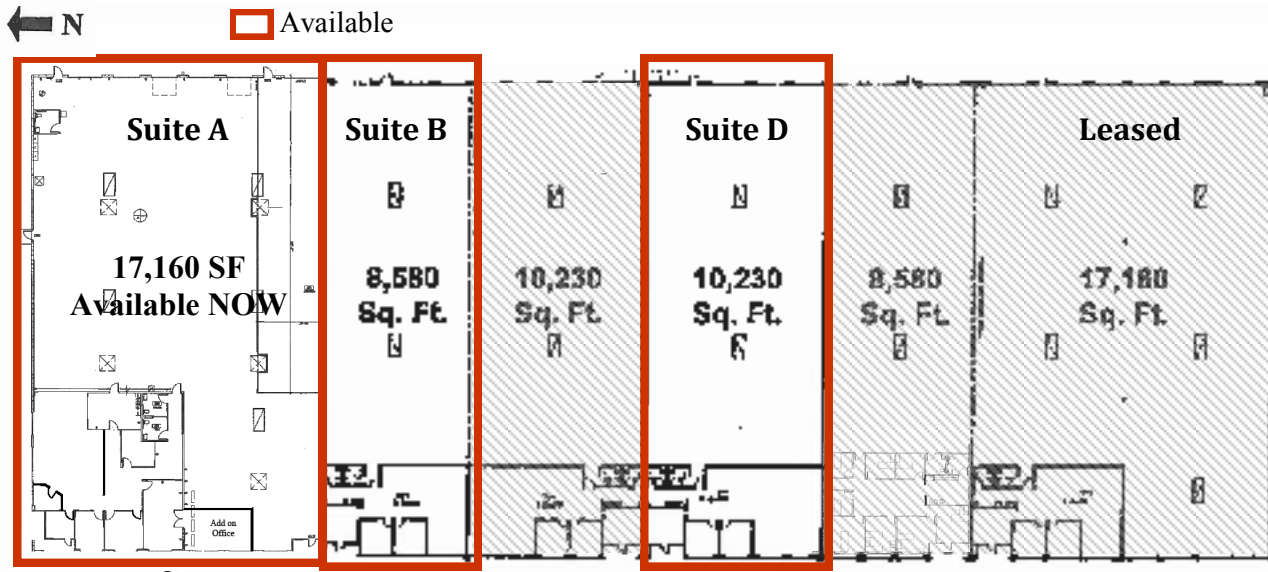
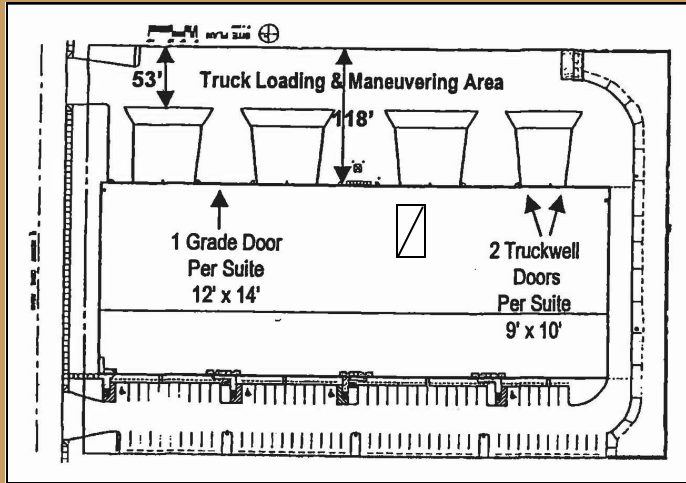
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**ROSS  
BROWN**

A REAL ESTATE SERVICES COMPANY

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**2255 West Desert Cove Avenue, Phoenix**



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For more information contact:

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