

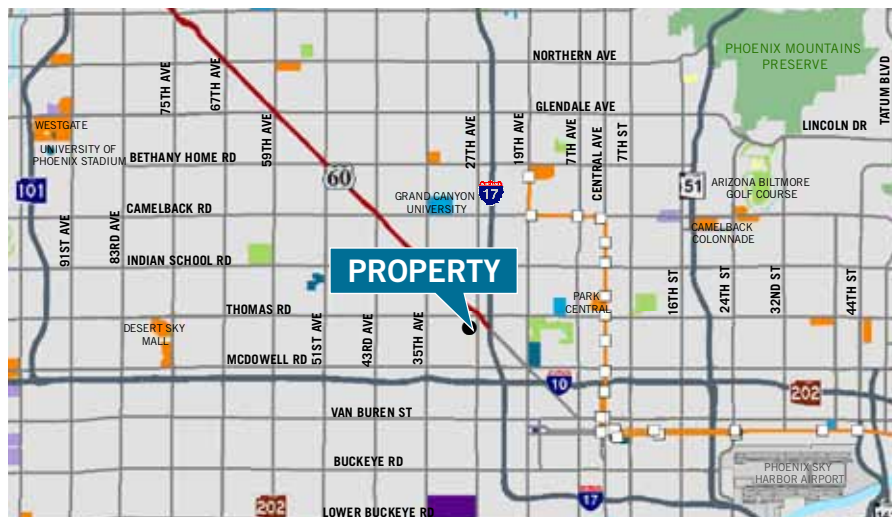


Property Features:

- ±30,000 SF (Divisible)
- 22' Clear Height
- 6 Dock High Positions
- Sprinklered
- ±1,000 Amps of Power
- A-2 Zoned
- 1 mile from 1-10/1 mile from 1-17
- Parcel # 108-32-019Q
- Lease Rate: \$0.35 Gross

Corporate Neighbors:

- UPS
- Shamrock Foods



Gary L. Anderson
Senior Vice President
602.224.4439
ganderson@brephoenix.com

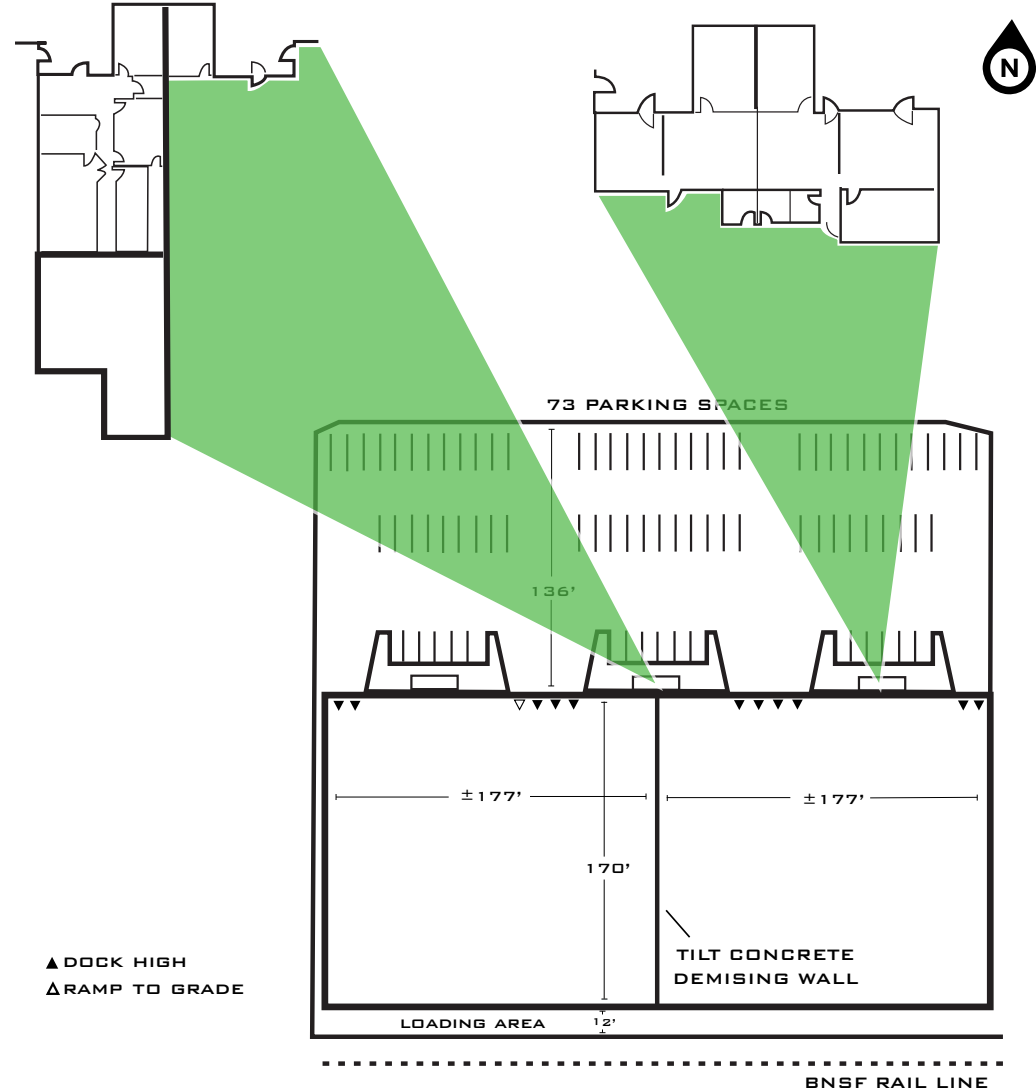
Justin LeMaster
Senior Associate
602.224.4477
jlemaster@brephoenix.com

Ariana Muth
Marketing Assistant
602.468.8533
amuth@brephoenix.com

www.brephoenix.com

2804 North 29th Avenue Phoenix, Arizona

FOR SALE/LEASE



For more information, please contact:

Gary L. Anderson
Senior Vice President
602.224.4439
ganderson@brephoenix.com

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Senior Associate
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Ariana Muth
Marketing Assistant
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amuth@brephoenix.com

2375 E. Camelback Rd, Suite 300
Phoenix, Arizona 85016
ph: 602.954.9000
fx: 602.468.8588
www.brephoenix.com

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