

METRO INDUSTRIAL CENTER



INDUSTRIAL SPACE
FOR LEASE

10801 – 11029 N. 24TH AVE. | 2323 – 2329 W. MESCAL ST. | PHOENIX, AZ 85029

FOR MORE INFORMATION:

JIM LIEBERTHAL, SIOR

O. 602.386.1229 C. 480.529.6400

jjml@cutlercommercial.com

ERIC FERBER, CCIM

O. 602.386.1234 C. 602.332.2821

eferber@cutlercommercial.com

CUTLER COMMERCIAL

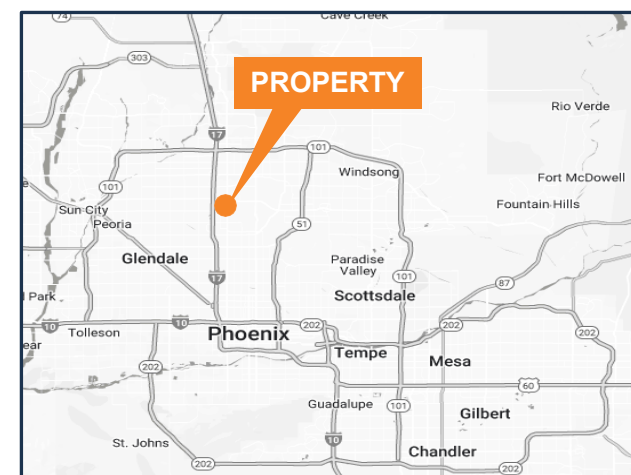
2150 East Highland Avenue,

Ste. 207, Phoenix, AZ 85016

www.cutlercommercial.com

PROPERTY FEATURES

- 6 buildings totaling 113,887 SF (Industrial space)
- Various Office Build-outs
- $\pm 16'$ Clear Height
- Parking Ratio: $\pm 2.63:1,000$
- Located directly off of the I-17 & Peoria Ave
- Responsive & Tenant Friendly Ownership
- Grade Level Loading – Spec Suites!

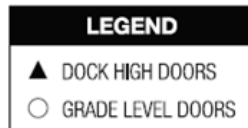


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN



LEASED

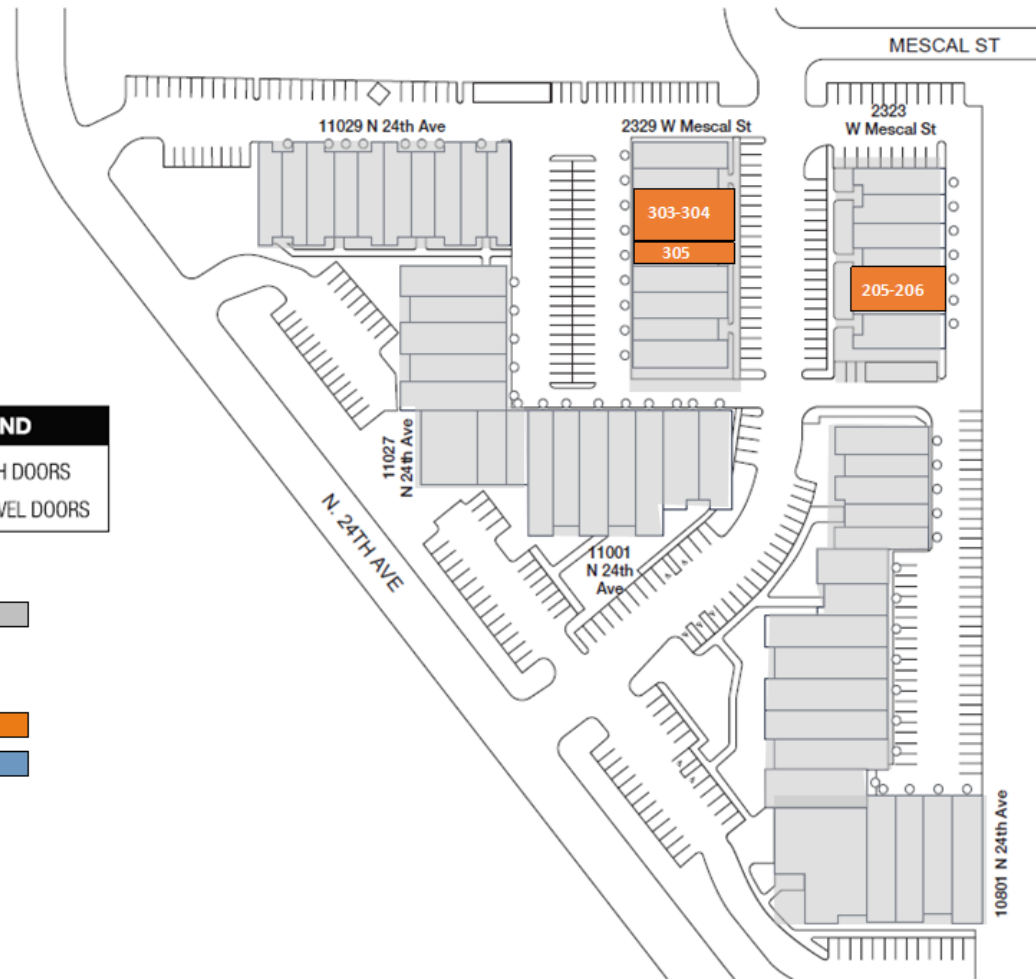


AVAILABLE

INDUSTRIAL



OFFICE



FOR LEASE



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10801-11029 NORTH 24TH AVENUE

2323 - 2329 W. MESCAL STREET

PHOENIX, AZ, 85021



INDUSTRIAL | RATE \$1.15 SF/MO (±\$0.42/SF NNN's)

BUILDING	SUITE	±SF	NOTES
2329 W. MESCAL ST	305 *	1,627	Reception, 3 Offices, 1 Restroom, Evap Warehouse, 2 Warehouses
2329 W. MESCAL ST	303-304 *	3,254	Reception, Conf. Room, Break Areas, Evap Warehouse (Divisible)
2323 W. MESCAL ST	205-206	2,998	Reception, 2 Offices, Open Office, Break Area, Restroom, Evap Warehouse

**Suites 303 – 304 & 305 contiguous to ±4,881 SF*

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FLOORPLANS

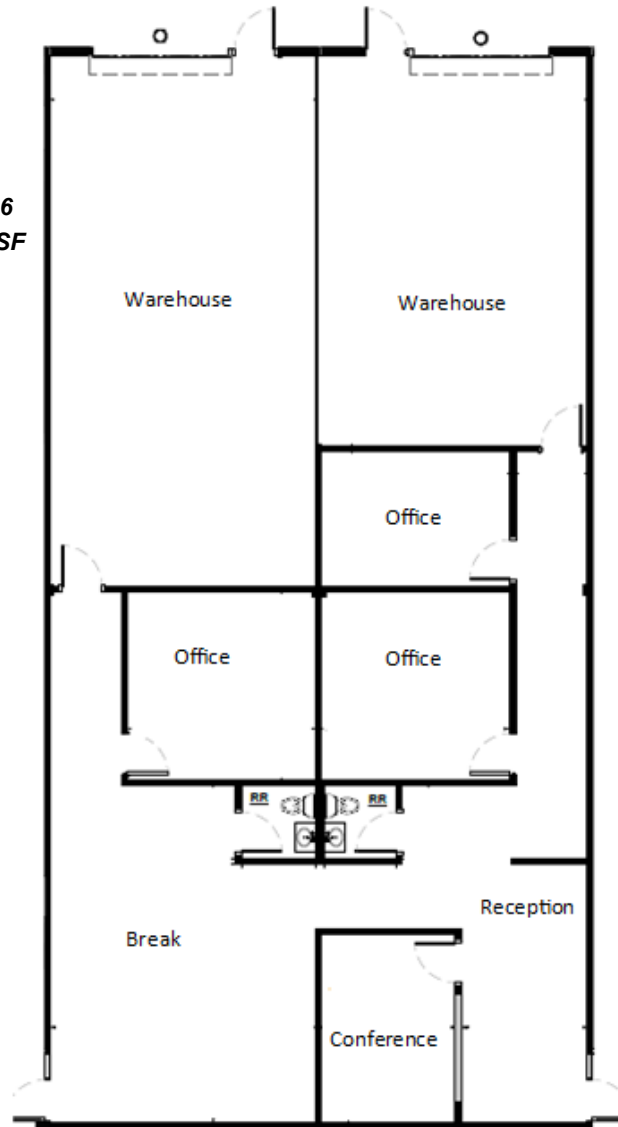
2329 W. Mescal St | Suite 305 (±1,627 SF) | Suite 303-304 (±3,254 SF - Divisible)

Suite 305*



**Suites 303, 304 & 306
contiguous to ±4,881 SF*

Suite 303 – 304*



All measurements & dimensions are approximate

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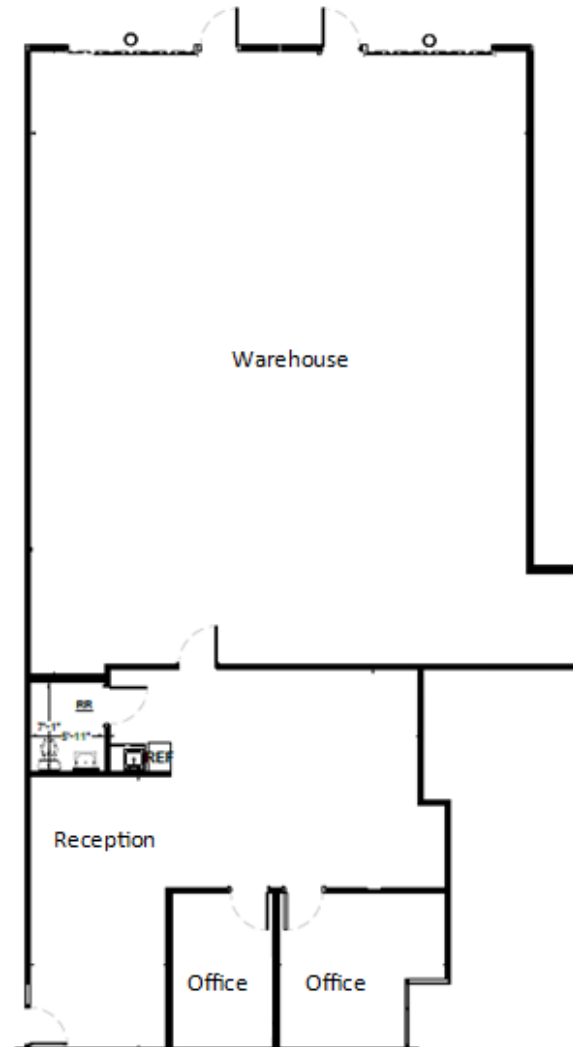


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FLOORPLANS

2323 W. Mescal St | Suite 205-206 (±2,998 SF)

Suite 205 - 206



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