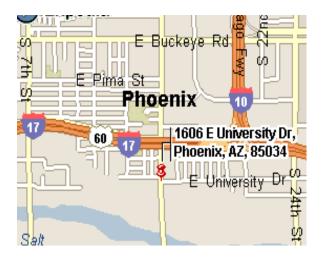
## **AVAILABLE**

## 1606 E. University Drive, #104 6,804 Sq. Ft.

## Features:

- Located just min. from I-10 & I-17 freeways
- 1,300 square feet of open showroom, two restrooms, breakroom and 1,000 s.f. a/c open room (floor to deck).
- Building frontage 16th Street
- 18' Minimum clear height
- One (1) 12' x 12' grade door
- A-2 Zoning, City of Phoenix
- Truckwell
- 600 amps, 277/480 volt, 3 phase power
- Building Signage
- Competitive Gross Rental Rates







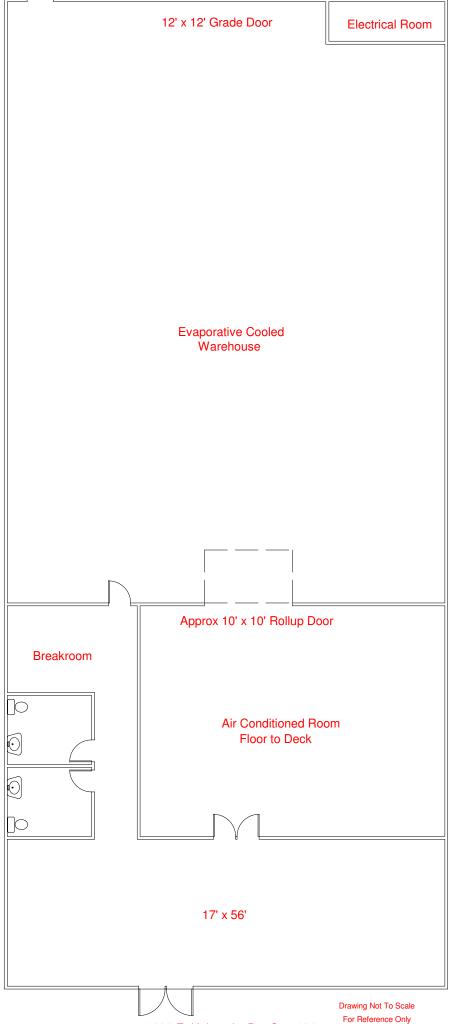
5100 N. 40<sup>th</sup> Street Phoenix, Arizona 85018 (602) 438-8000 (602) 438-7940 fax www.azindprop.com For More Information Contact:

Randy S. Warner (602) 438-8000

randy@azindprop.com

## 5% Commission - Flat Lease Rates

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1606 E. University Dr., Ste. 104 Approx. 6,804 Sq. Ft.