

# 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 16<sup>th</sup> 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](http://www.azindprop.com)

For More Information Contact:

**Randy S. Warner**  
**(602) 438-8000**

[randy@azindprop.com](mailto:randy@azindprop.com)

**5% Commission - Flat Lease Rates**

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12' x 12' Grade Door

Electrical Room

Evaporative Cooled  
Warehouse

Approx 10' x 10' Rollup Door

Breakroom

Air Conditioned Room  
Floor to Deck

17' x 56'

Drawing Not To Scale  
For Reference Only

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