

CENTRAL VALLEY INDUSTRIAL PARK



OFFICE & INDUSTRIAL
FOR LEASE

2310–2440 WEST MISSION LANE | 9014–9034 NORTH 23RD AVE. | 9013–9033 NORTH 24TH AVE.
PHOENIX | AZ | 85021

FOR MORE INFORMATION:

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CUTLER COMMERCIAL
2150 East Highland Avenue,
Ste. 207, Phoenix, AZ 85016
www.cutlercommercial.com

PROPERTY FEATURES

- Contemporary Finishes and Extensive Glass Lines
- Outstanding Visibility
- Strong Identity with Frontage on Dunlap Ave
- Superior Freeway Access to I-17, Loop 101 and SR 51 Freeways
- ±2 Million SF of Retail Nearby
- Common Truckwell and Grade Level Doors
- Evaporative Cooled and A/C Warehouses
- Well Maintained with Lush Landscaping
- On-Site Property Management and Security



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



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INDUSTRIAL RATE \$1.20 SF/MO (±\$0.37/SF NNN's)			
BUILDING	SUITE	±SF	NOTES
2350 W. MISSION LN	6	1,757	Reception, Open Office, A/C Warehouse
2350 W. MISSION LN	8-9	2,699	Conference Rm, 2 Offices, Break Room, 2 Restrooms, A/C Warehouse
2310 W. MISSION LN	3-5	4,681	Reception, 10 Offices, Open Office, Break Room, 4 Restrooms, A/C Warehouse
OFFICE RATE \$1.20 SF/MO (±\$0.37/SF NNN's)			
BUILDING	SUITE	±SF	NOTES
2440 W. MISSION LN	6	1,335	Reception, Open Office, 2 Offices, Break Area, Restroom

Floorplans Available Upon Request

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AMENITIES

FOR LEASE



NEARBY AMENITIES

Light Rail Extension
Rose Mofford Sports Complex
Karsten (Ping Golf)
I-17 Freeway
Access to Sky Harbor Airport,
Deer Valley, & Downtown Phoenix

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