



COLONY INDUSTRIAL

PARC 17

1840 S. 7th Avenue
Building 2
Phoenix, Arizona

31,871 SF Square Feet of Rentable Industrial Space



LOCATION:

- Freeway Visibility
- Signage Opportunity
- Secured Yard: 23,000 square feet
- I-17 Interchange Access
- I-17 at 7th Ave. has 240,000 cars per day going northbound/southbound
- 4 miles to Phoenix Sky Harbor International Airport

FACILITY:

Square Feet: 31,871
 Land Acres: 1.96
 Dimensions: 156' x 201'
 Clear Height: 28'
 Parking: 2.6:1,000
 DH Doors: (3) 9' x 10'
 DI Doors: (1) 12' x 14'
 Truck Court Depth: 120' x 10"
 Typical Column Spacing: 50' x 56', 48' x 50'
 Upgraded Power: Amps
 ESFR



Lee & Associates

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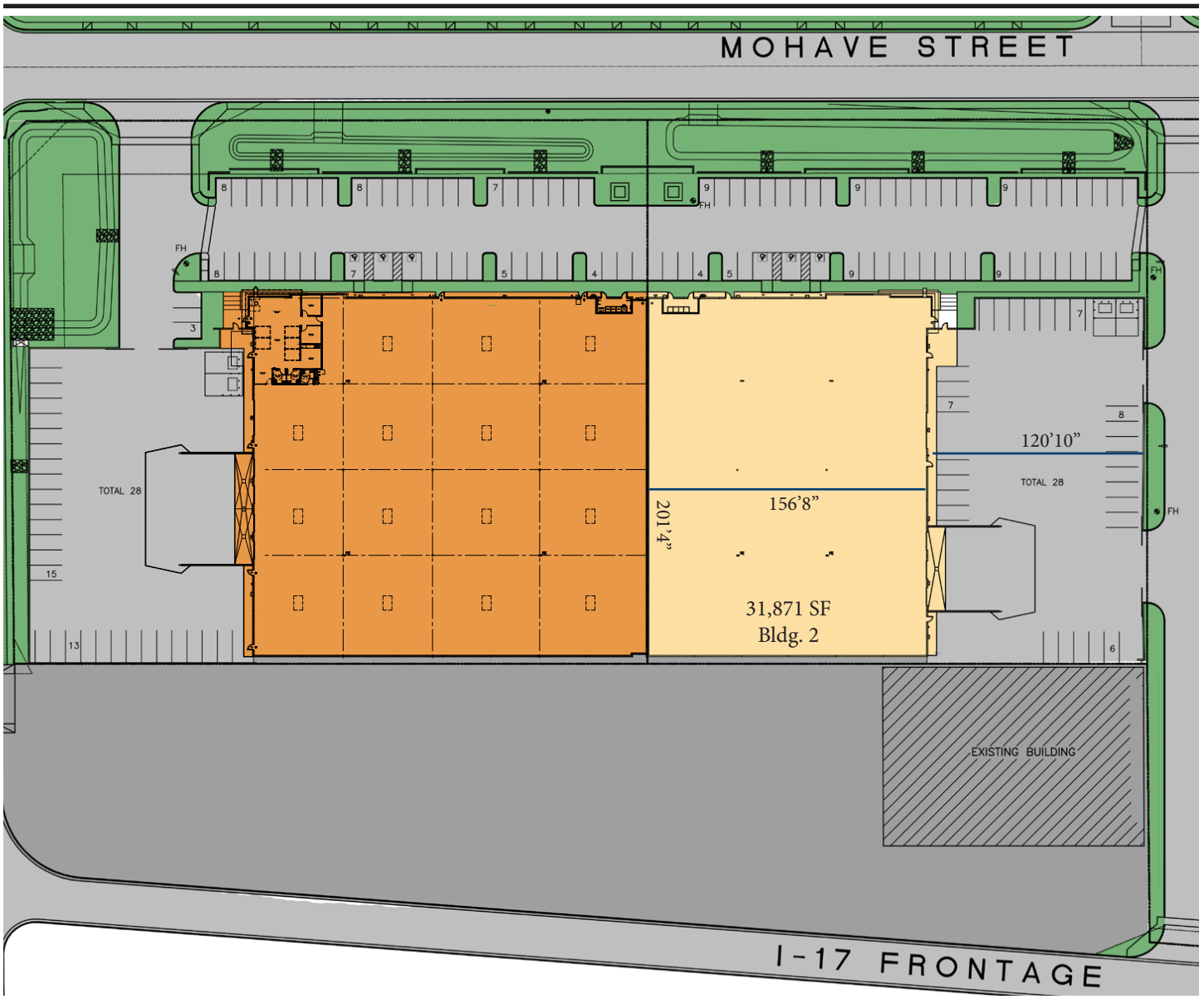


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