

## 15,717 Square Feet of Industrial Space



### LOCATION:

- Adjacent to Full Diamond Interchange at Interstate 17 and 7th Avenue
- Three Miles to Phoenix Sky Harbor International Airport
- Freeway Frontage from an Elevated Freeway
- A-2 (Heavy Industrial) Zoning, City of Phoenix
- Located Within Phoenix Enterprise Zone

### FACILITY:

- Suite 100: ± 15,717 SF
- Office: ±1,372 SF
- Warehouse: ±14,345 SF
- ESFR fire sprinkler system
- 400 Amps, 277/480 Volts, 3-Phase power
- 181' bay depth
- 24' clear height
- (3) grade level doors and (2) truckwells
- Side door for delivery/pickup
- \$.59 NNN



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### Colony Industrial

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