



FREESTANDING $\pm 39,349$ SF INDUSTRIAL BUILDING ON ± 2.61 ACRES FOR LEASE

2611 S 7th St, Phoenix, AZ

UNDER NEW OWNERSHIP
RENOVATIONS UNDERWAY



8767 E. Via de Ventura
Suite 290
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Site Information



2611 S 7th St

Phoenix, AZ

FEATURES

- ±39,349 SF Building on ±2.61 Acres of Land
- 22'-24' Clear Height
- Fully Fenced and Secured Yard
- High Visibility Signage Possible on 7th Street
- Two Points of Ingress/Egress on 7th St and University
- Zoned A-2 (Heavy Industrial), City of Phoenix
- Nine (9) Grade Level Doors and Double Truckwell
- Less Than ½ Mile To Full Diamond Interchange at I-17 and 7th St
- 1.5 Miles To Downtown Phoenix
- Constructed by LGE in 2001
- Concrete Tilt-Up Construction
- 3,000 AMPS 277/480v
- Natural Gas
- APN #115-49-015A



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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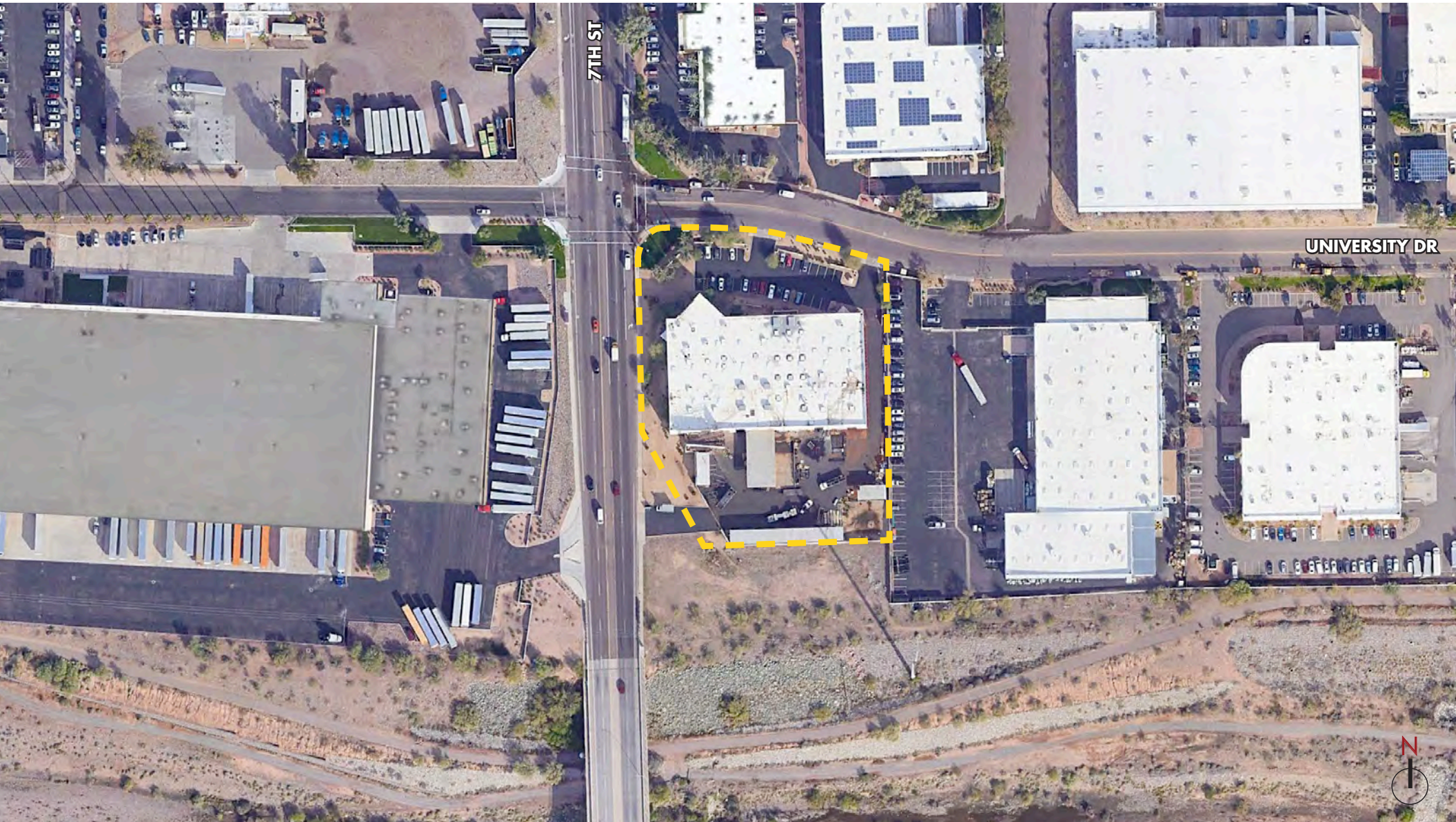
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Site Map

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Exterior Photo

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Exterior Photo

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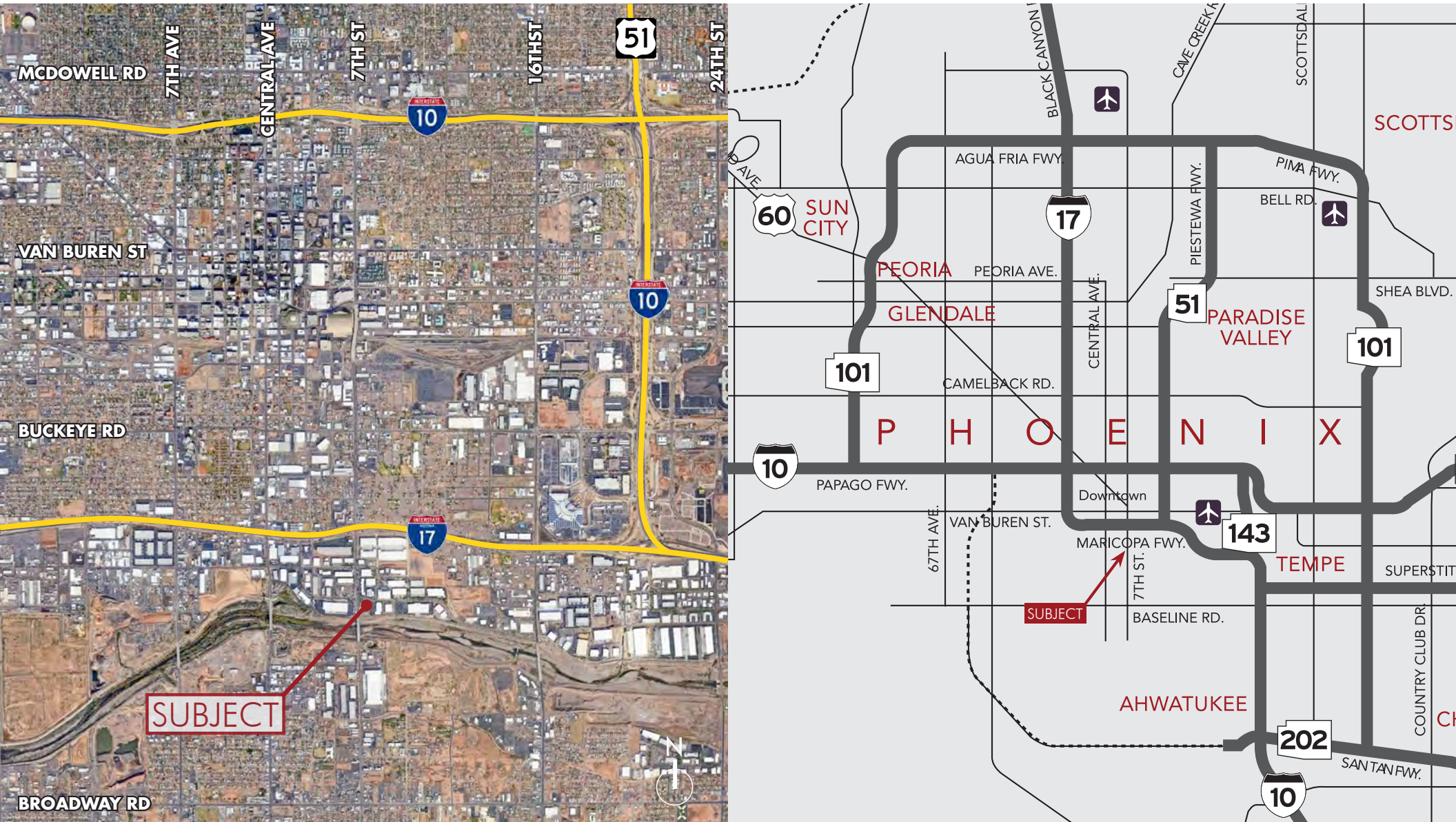
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Location Maps

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