



±13,719 SF FREESTANDING FLEX BUILDING FOR LEASE
2526 E SOUTHERN AVE. PHOENIX, AZ 85040



8767 E. Via de Ventura #290
Scottsdale, AZ 85258

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PROPERTY OVERVIEW

±13,719 SF

Building Size

±0.83 AC

Site Size

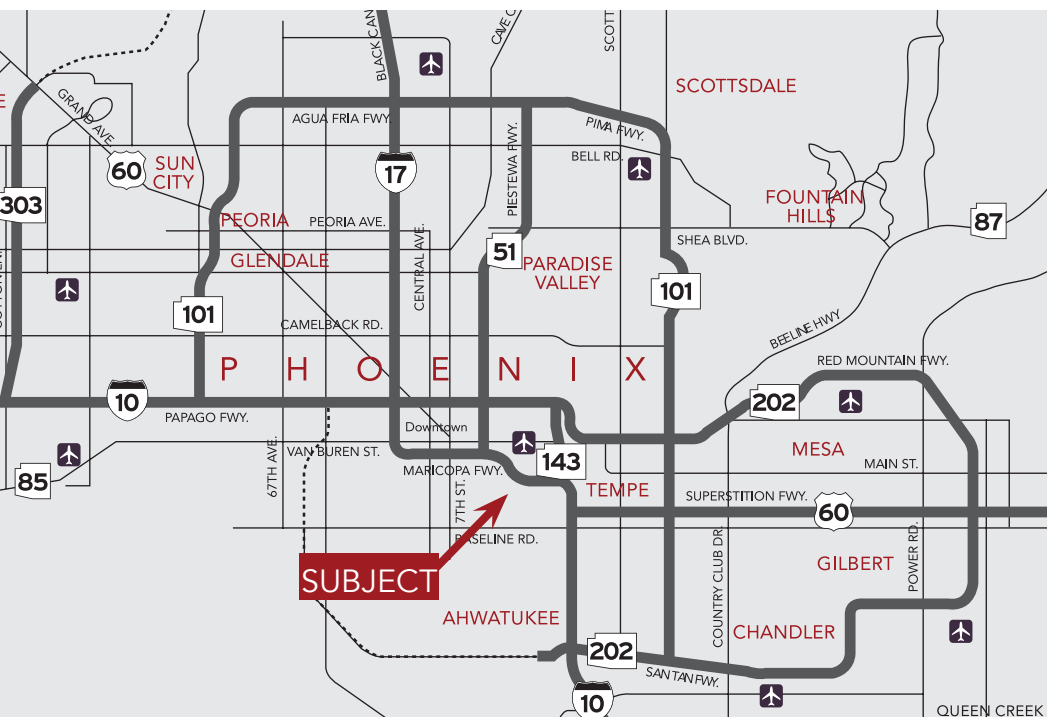
IND, PK

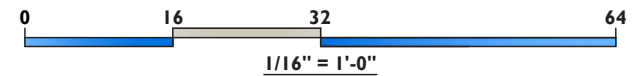
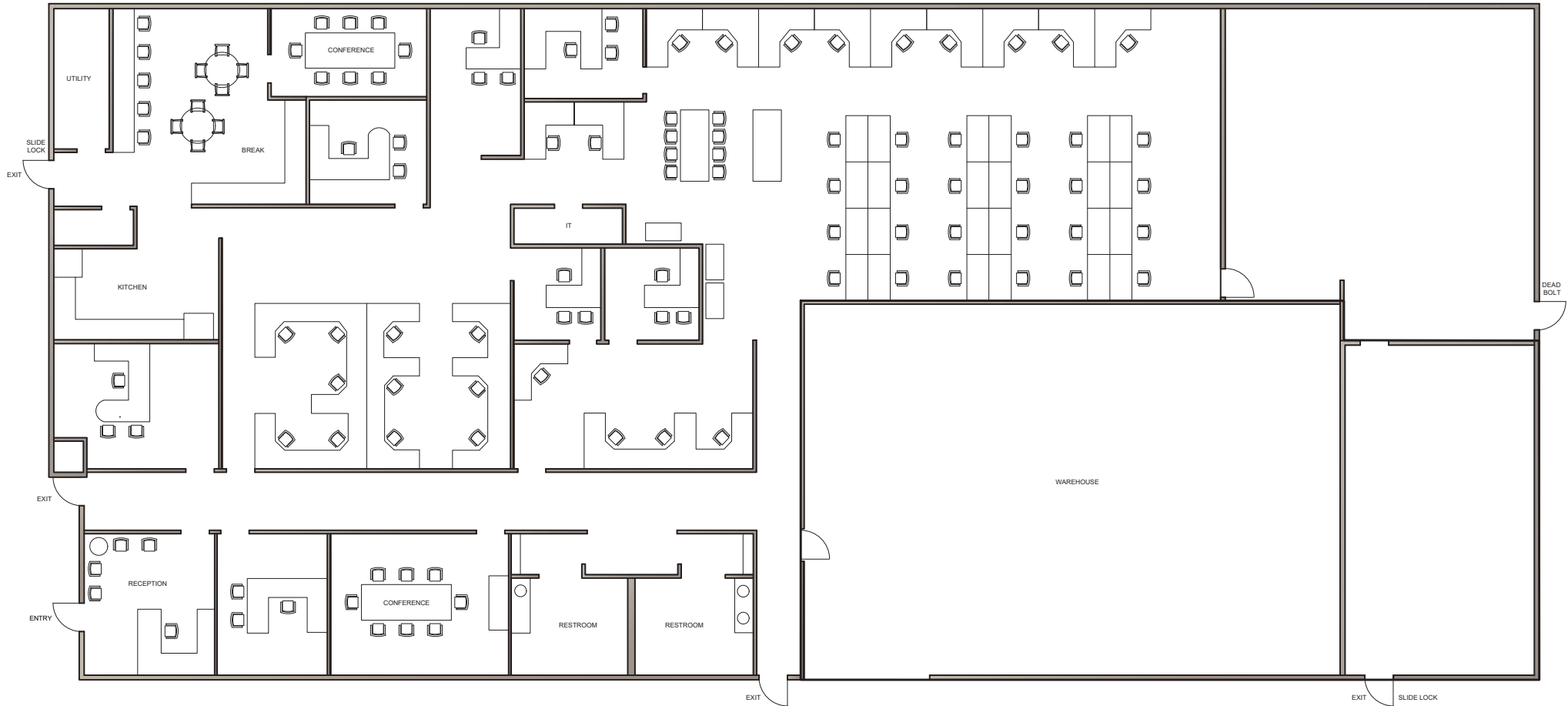
Zoning

PROPERTY HIGHLIGHTS

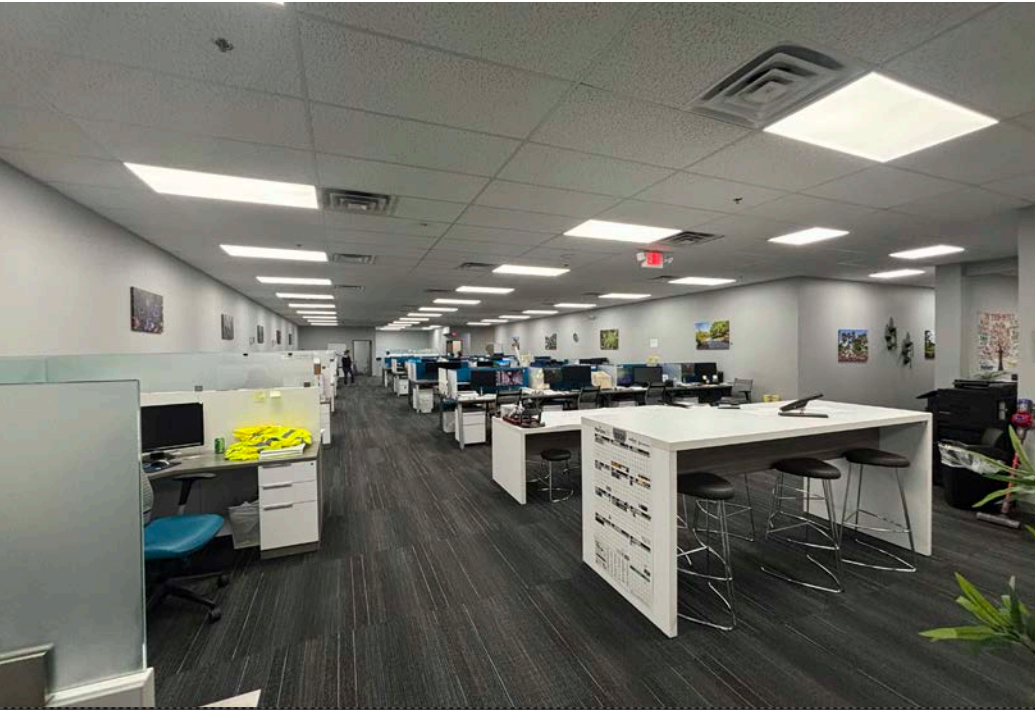
- 30 Parking Spots
- South of Phoenix Sky Harbor Airport
- Proximity to US-60 and I-10
- Frontage on Southern Ave (±22,000+ VPD)
- Major Planned Landlord Improvements to Expand Warehouse - Contact Broker for Options Available to Suit Tenant
- Expected Date Available for Occupancy - May 2026
- **Asking Lease Rate: \$1.25 PSF Per Month NNN**

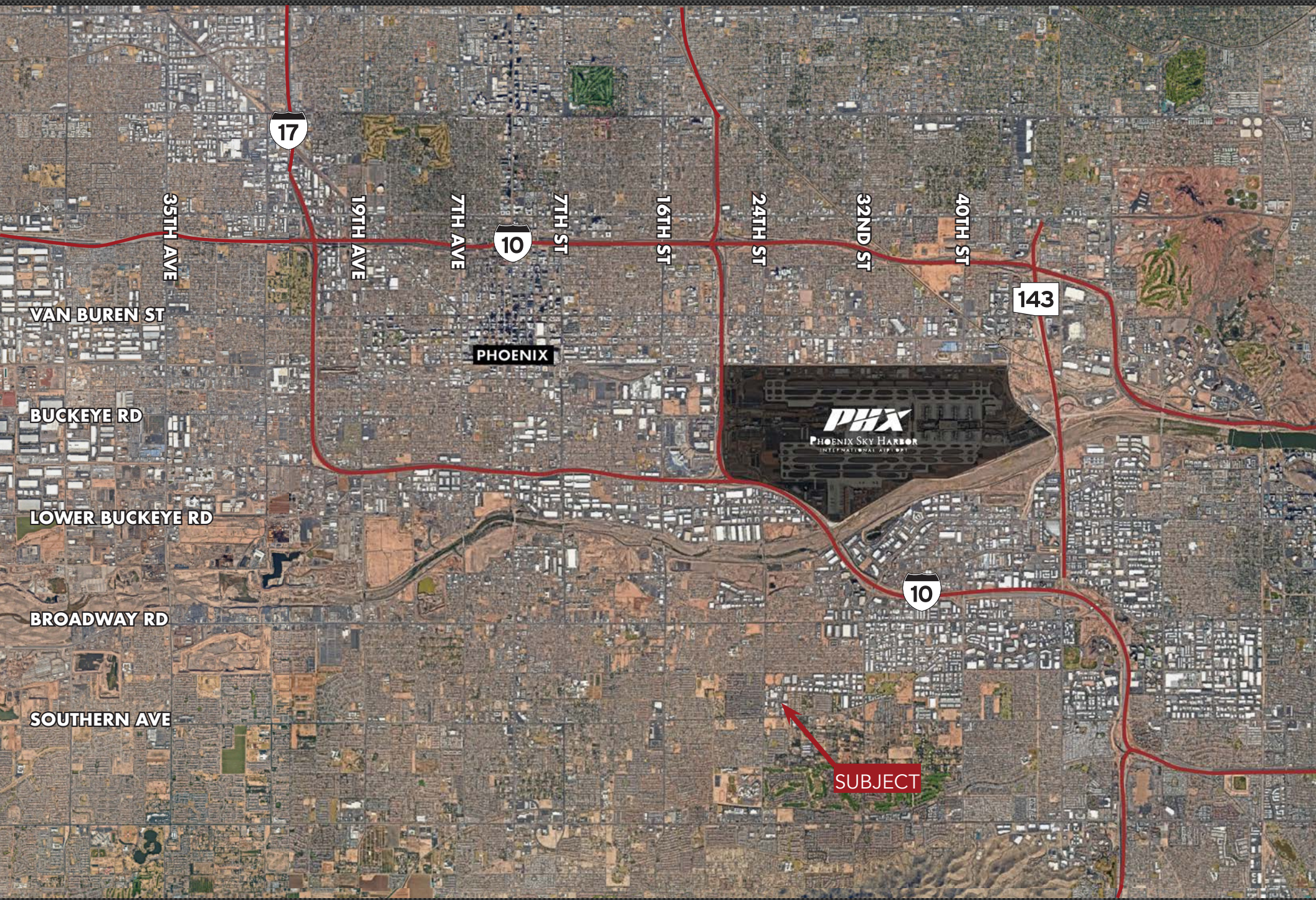
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PHOENIX

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

SUBJECT