

3750 WEST INDIAN SCHOOL ROAD | PHOENIX, AZ 85019

# IOS AVAILABLE FOR SUBLEASE



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# OPTION A

- +/- 4.90 Acres
- A-2 Zoned
- Contact Brokers for Lease Term
- 225 Amps 277/480V Power, Subtenant To Confirm
- 7,400 SF Office & 7,500 SF Shop Space Included
- \$57,500/Month, NNN

SHOP

NOT A PART

OFFICE





# OPTION B



- 7,500 Square Foot Shop
- Eight 12' x 14' Grade Level Doors
- 20' Clear Height
- 3 Car Lifts
- Parts/Storage Area
- Break Area
- Private Office
- Fleet Manager's Office
- Restroom
- 250 Amps 277/480V Power, Subtenant to Confirm
- +/- 2.97 Acre Yard
- \$32,000/Month, NNN



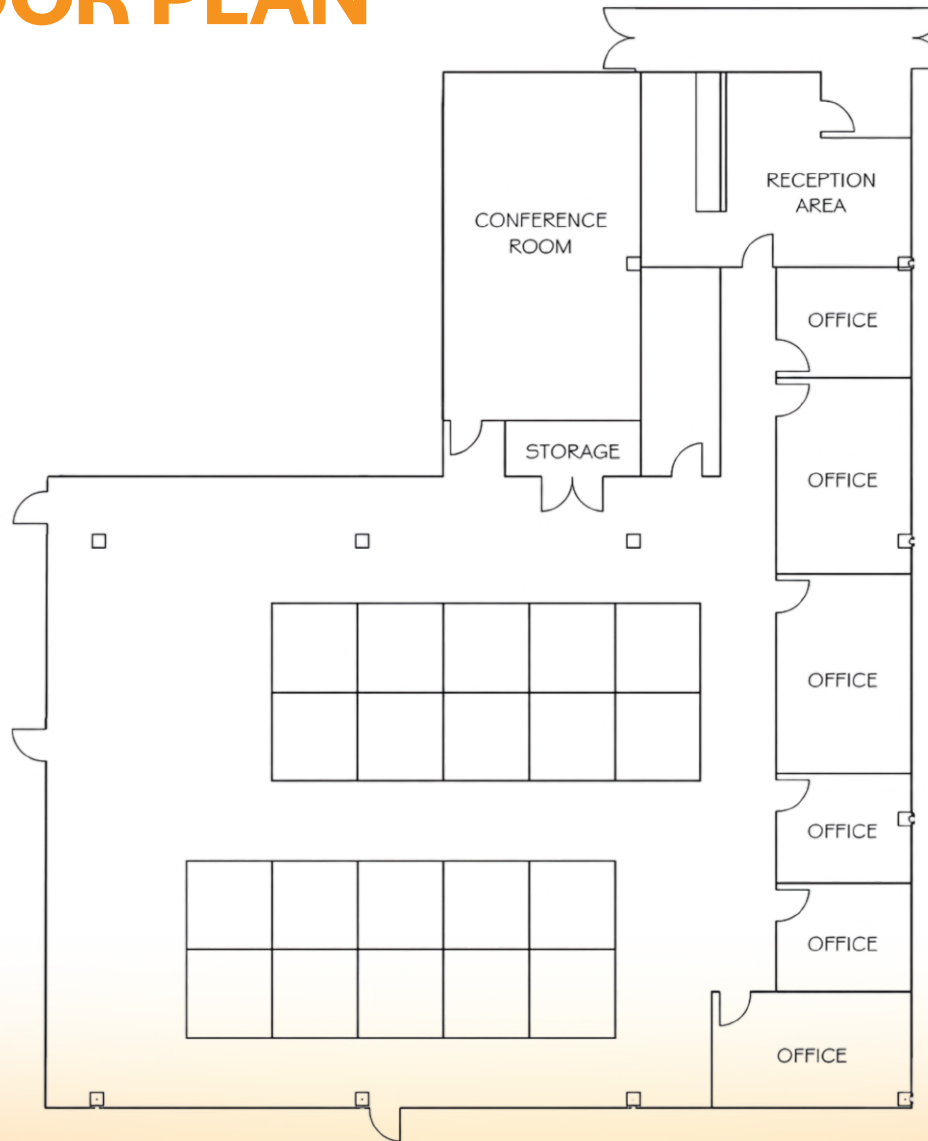
# OPTION C

- 7,400 SF Office
- Reception Area
- Break Room
- 5 Private Offices
- Sprinklered
- Shared RR
- Office Furniture Can Be Included
- +/- 1.93 Acre Yard
- \$28,000/Month, NNN

7,400 SF  
OFFICE



# OFFICE FLOOR PLAN



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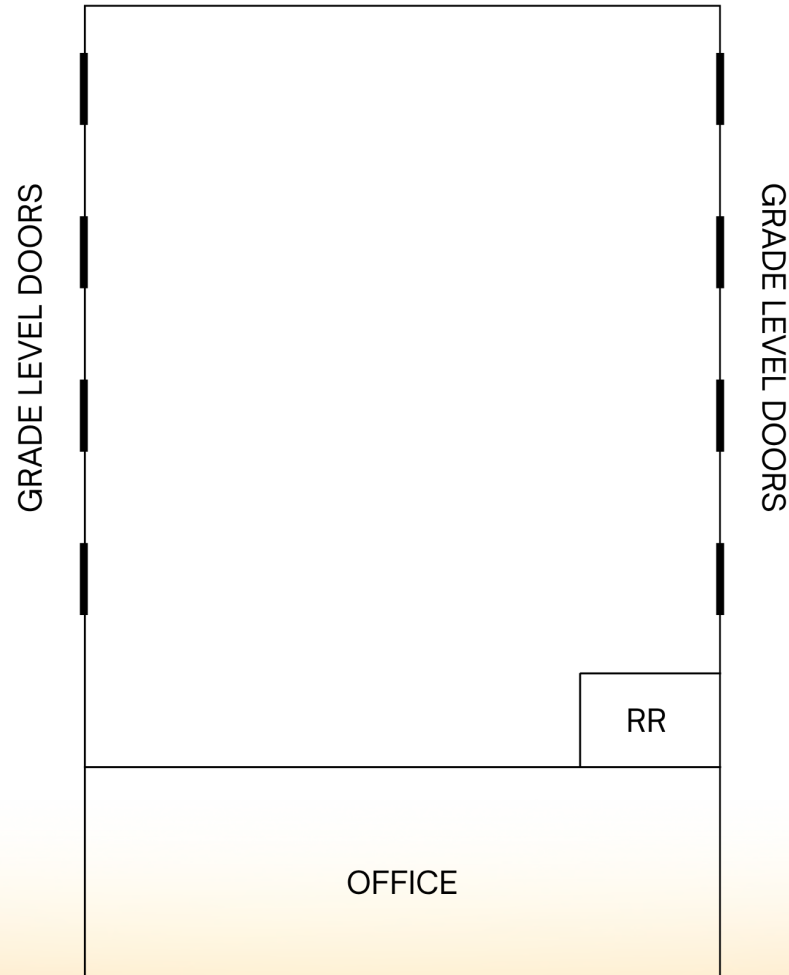
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# SHOP FLOOR PLAN



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