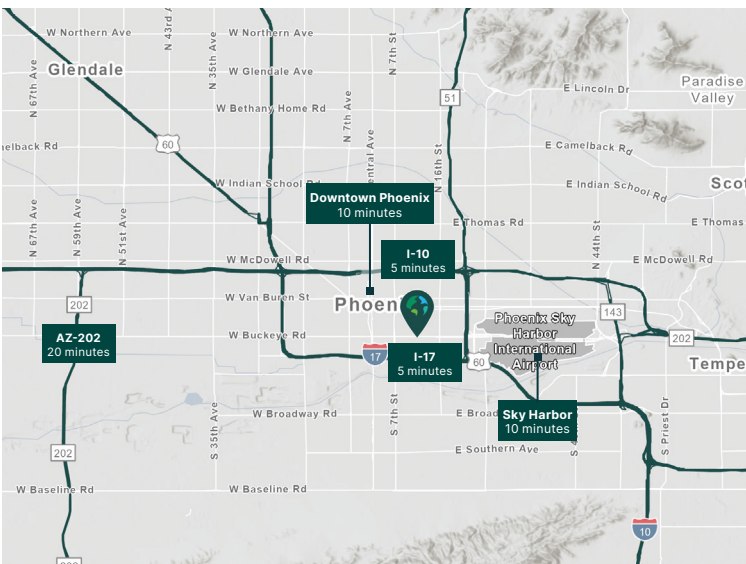


INDUSTRIAL SPACE FOR LEASE



±24,161 SF

1250 E Hadley Street, Suite #2
Phoenix, AZ 85034



- Highly desirable infill location
- Less than 2 miles from the I-10 Freeway via 16th Street and Hadley Street
- 1.3 miles to I-17 via 7th Street
- Zoning: A-2, City of Phoenix

Property Features

Available Space	±24,161 SF
Office SF	±1,326 SF
Warehouse	±22,835 SF
Clear Height	24' minimum
Column Spacing	50' (d) x 59' (l)
Dock Doors	12 (9x10) with 7 edge-of-dock and 2 pit-levelers
Drive-in Door	1 (12x14)
Cooling	EVAP
Insulation	R-30 batt installation with white scrim
Sprinkler	ESFR (K-25.2 heads)
Lighting	LED motion sensor warehouse lighting
Electrical Service	200 amps 277/480v
Truck Court Depth	120'



Unlock the full potential of your
**warehouse with one strategic,
single-source partner.**



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