

# AVAILABLE

1606 E. University Drive, #109  
5,851 Sq. Ft.

## Features:

- Located near I-10 & I-17 freeways
- 3,000 +/- sq. ft. a/c office area (Rec, showroom, 1 office, conference, IT room and four restrooms.
- 2,800 sq. ft. +/- a/c warehouse
- 16' Minimum clear height
- One (1) 12' x 12' grade door
- A-2 Zoning, City of Phoenix
- Shared Truckwell
- 200 amps, 277/480 volt, 3 phase power
- Building Signage
- **Gross Monthly Rental Rates**



5100 N. 40<sup>th</sup> Street  
Phoenix, Arizona 85018  
(602) 438-8000  
(602) 438-7940 fax  
[www.azindprop.com](http://www.azindprop.com)

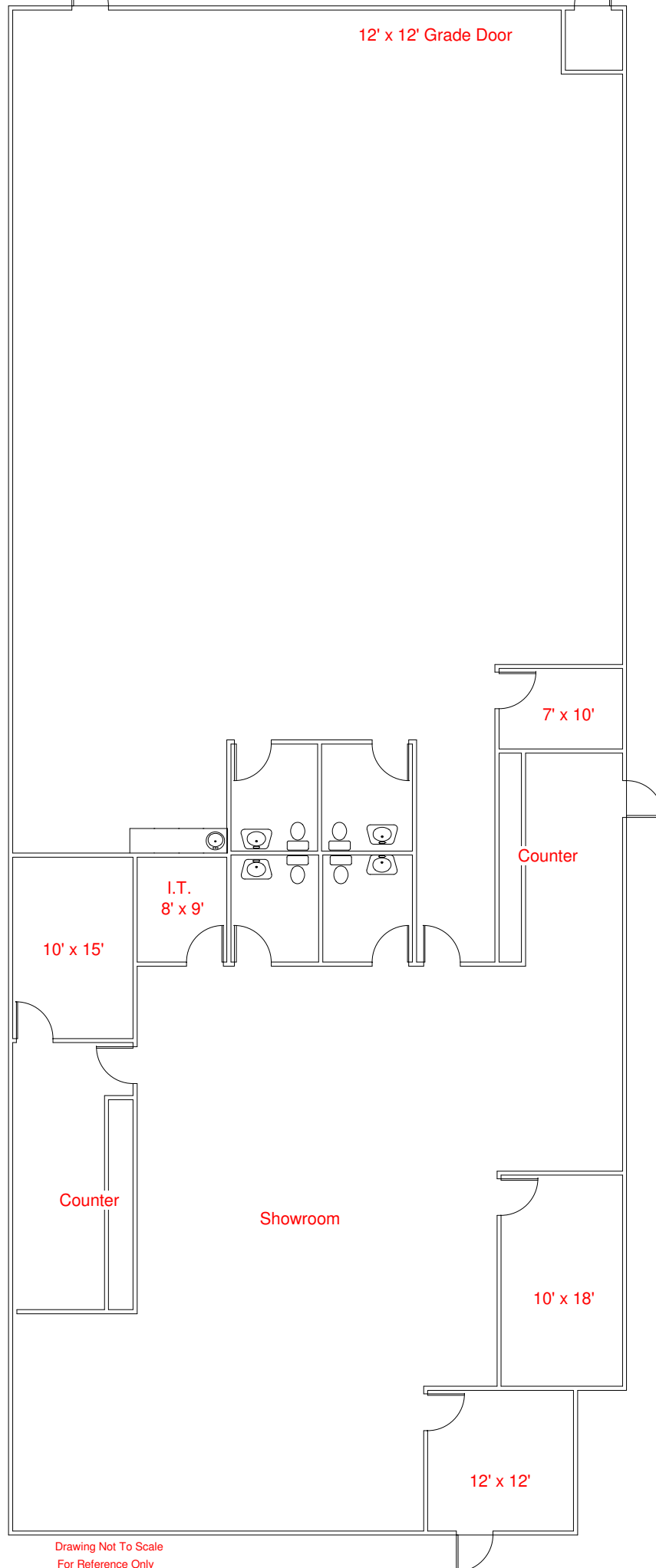
For More Information Contact:

**Randy S. Warner**  
**(602) 438-8000**

[randy@azindprop.com](mailto:randy@azindprop.com)

**5% Commission - Flat Lease Rates**

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Drawing Not To Scale  
For Reference Only

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