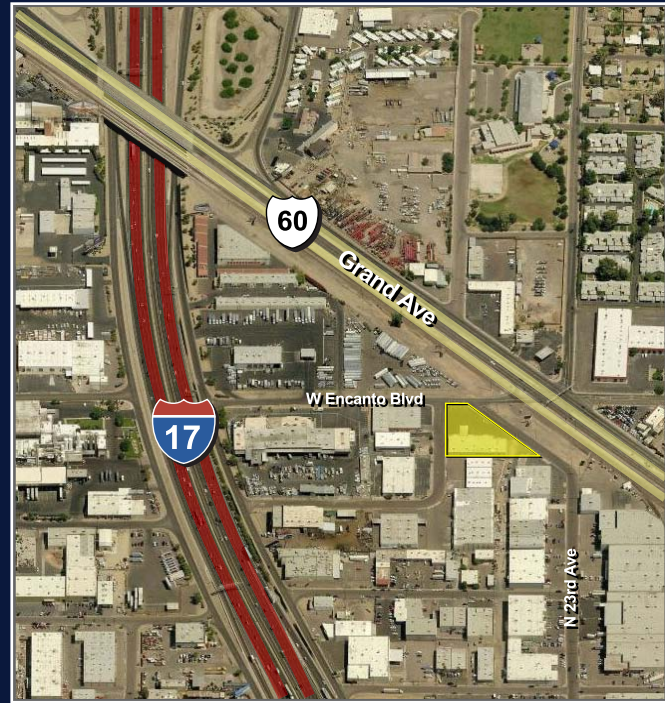


# +/- 15,100 SF - Industrial Warehouse Building **FOR LEASE**

2323 W Encanto Blvd - Phoenix, AZ

**\$.29 /SF/Mo./Gross**



**FEATURES:**

**Building:** +/- 15,100 SF (Divisible)

**Office:** 1,510 SF

**Clear Height:** 14'

**Zoned:** A-2 (City of Phoenix)

**Power:** 400 Amps, 120/208v

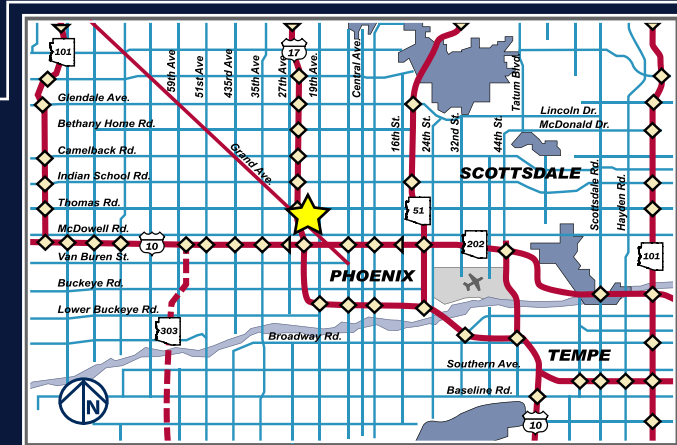
**Grade Level Loading:** 2 (10' x 10')

**Dock High Loading:** 2

**Parking:** 30 Free Surface Spaces

**Access:** I-10 & 60 Freeways

**Extras:** Arterial Frontage & Natural Gas



1702 E Highland Ave | Suite 120, Phoenix, AZ 85016



COMMERCIAL REAL ESTATE SERVICES

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**2323 W Encanto Blvd - Phoenix, AZ**

STREET ADDRESS	2323 W Encanto Blvd	BUILDING SIZE	15,100 SF
CITY/STATE/ZIP	Phoenix, AZ 85009	AVAILABLE SQ.FT.	15,100 SF
MAJOR X-ROADS	Grand Ave & 19 <sup>th</sup> Ave	LAND SIZE (ACRES)	0.90 Acres
YEAR BUILT	1973	ZONING	A-2 (City of Phoenix)

**BUILDING SPECIFICATIONS**

CONSTRUCTION	Masonry	AMP	400 Amps	GRND. LEVEL	2 - 10' x 10'
CLEARANCE	14'	VOLT	120-208 Volts	DOCK HI(#)	2
ROOF TYPE		PHASE		TRUCKWELL	
SKYLIGHTS	NA	SPRINKLERS		CRANES	NA
RESTROOMS		AIR CONDS		RAIL	NA

**FEATURES**

Natural Gas
Arterial Frontage
Grade Level and Truck Well Loading

**OFFICE SPECIFICATIONS**

SQ. FT.	1,510 SF	# OFFICES		MEZZANINE	No
AIR COND	Yes	HEAT	Yes	RESTROOMS	2

**LAND**

DIMENSIONS	
YARD	
PARKING RATIO	30 Free Surface Spaces

**UTILITIES**

POWER CO	
GAS CO	SWG
WATER CO	City of Phoenix
SEWER CO	City of Phoenix

**LEASE INFO**

PRICE	\$0.29/SF
TYPE	Gross

**TAXES**

AMOUNT	\$16,181.40
YEAR	2010

PARCEL NUMBER	110-50-031
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