

WOLF

REALTY, INC.



14021 N. 51st Ave, Ste 114 • Glendale, AZ 85306-4840
Phone: (602) 843-5200 • FAX: (602) 843-5718

For Lease

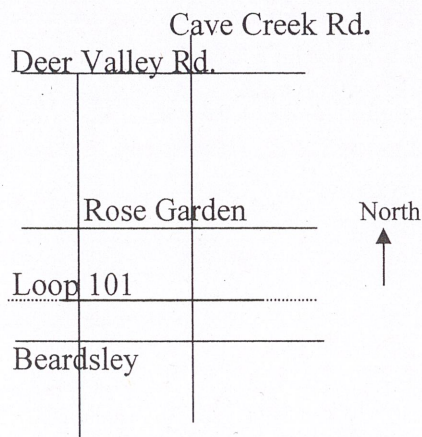
2232 E. Rose Garden Loop

3600 Square Feet Available

Zoning: A-1 (City Of Phoenix)
Parking: 5, gated rear parking
Power: 3 Phase 200 Amp Service
Year Built: 1999
Rate: \$1.50/sqft. Modified Industrial Gross

(Floor Plan On Reverse Side)

This 5400 sq.ft. Two Tenant office warehouse building is move-in ready. Security features in the sky lights, refrigerated offices, evap. cooled warehouse, 2) 10 X 10 overhead doors, 14'-16' clear, sprinkled building. Take advantage of this northeast central location only minutes from the SR 51 & 101 Loop half way between I-17, and Scottsdale Airport.



For Details and Showing:

Scot E. Hall

Designated Broker

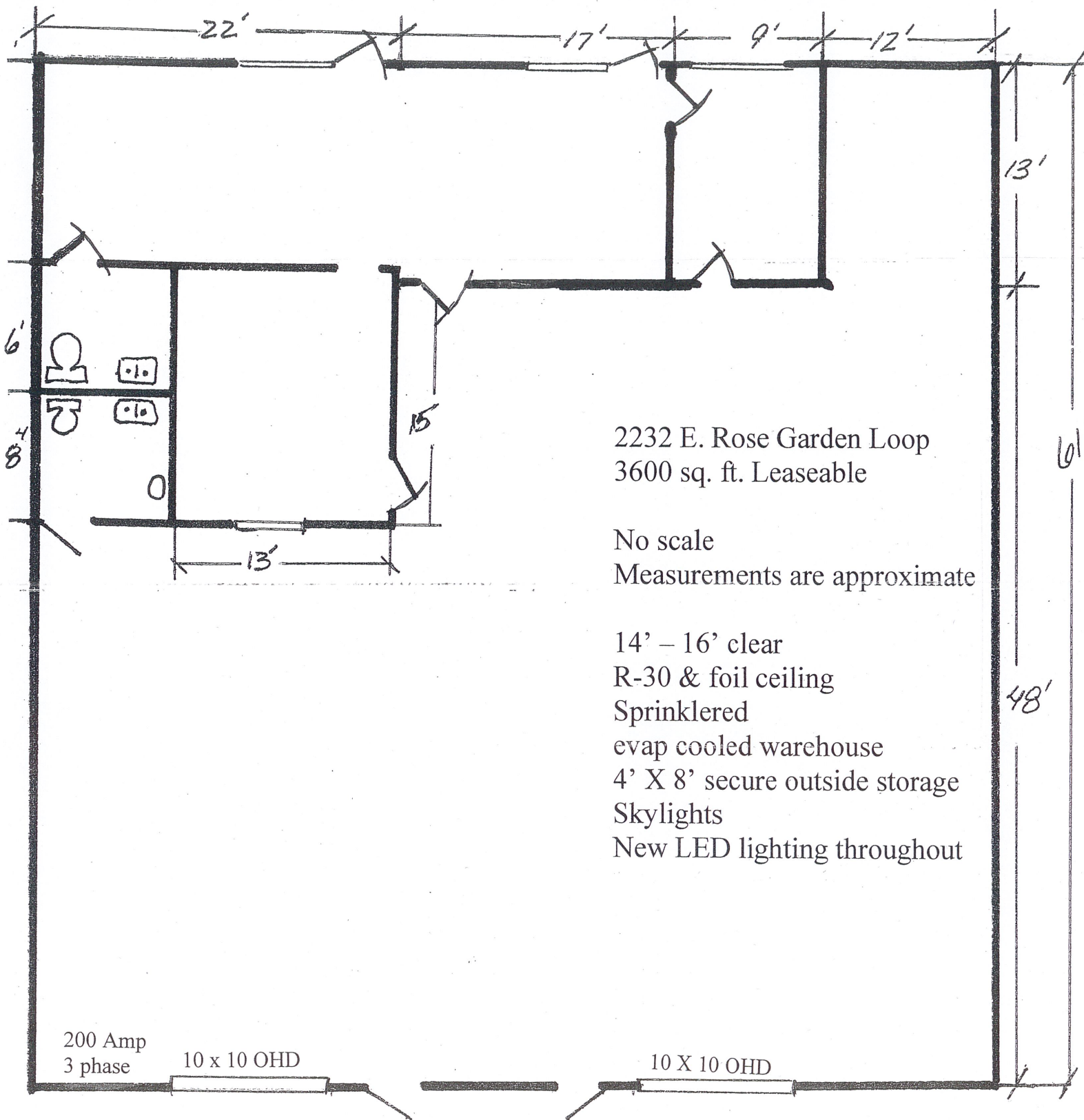
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Information furnished is from sources deemed reliable. We have no reason to doubt it's accuracy, but we do not guarantee it. Purchaser should independently verify all information. This offering is submitted subject to errors and omissions, change in price, sale, financing and / or withdrawal without notice.



2232 E. Rose Garden Loop
3600 sq. ft. Leaseable

No scale
Measurements are approximate

14' – 16' clear
R-30 & foil ceiling
Sprinklered
evap cooled warehouse
4' X 8' secure outside storage
Skylights
New LED lighting throughout

200 Amp
3 phase

10 x 10 OHD

10 X 10 OHD