

# WOLF

# REALTY, INC.



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

## 317 North Black Canyon Highway

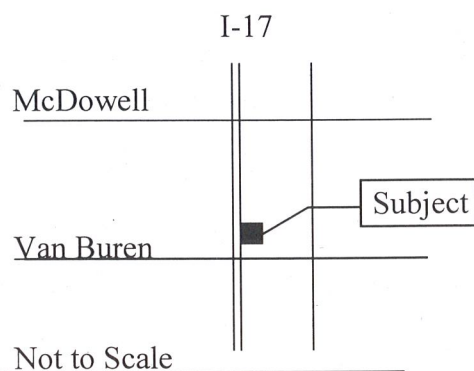
Freestanding warehouse / yard

- Location: I-17 & I-10 stack
- Zoned A-1 Phoenix
- Paved Lot: 60 wide x 149 deep
- 800 sqft. rear canopy area
- 2250 Office warehouse
- 3 Bay doors, 18w x 12h
- Existing security features
- Pole signage possible.

**Offered at \$2750.00/ month modified Gross**

This freestanding property is the second property north of Van Buren on the northbound I-17 access road.

Call Broker for showings.

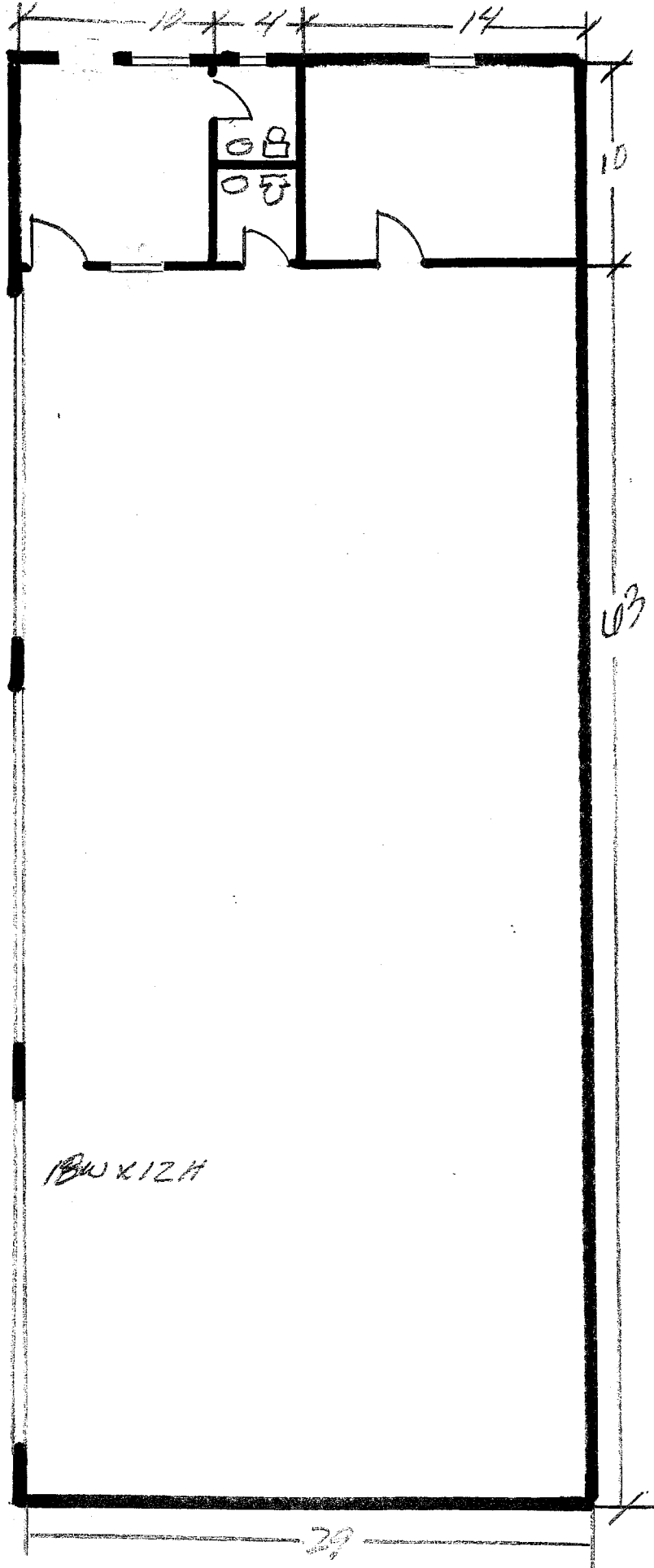


(Floor Plan Reverse Side)

For Details and Showings Call:

**Scot E. Hall**  
**Wolf Realty Inc.**  
**14021 North 51<sup>st</sup> Avenue**  
**Glendale, AZ. 85306**  
**(602) 843-5200**

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.



**No scale, Measurements approximate**

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