

FOR LEASE



±4,250 Square Foot

Freestanding Office/Warehouse Building

FOR LEASE | 4316 E. University Drive, Phoenix

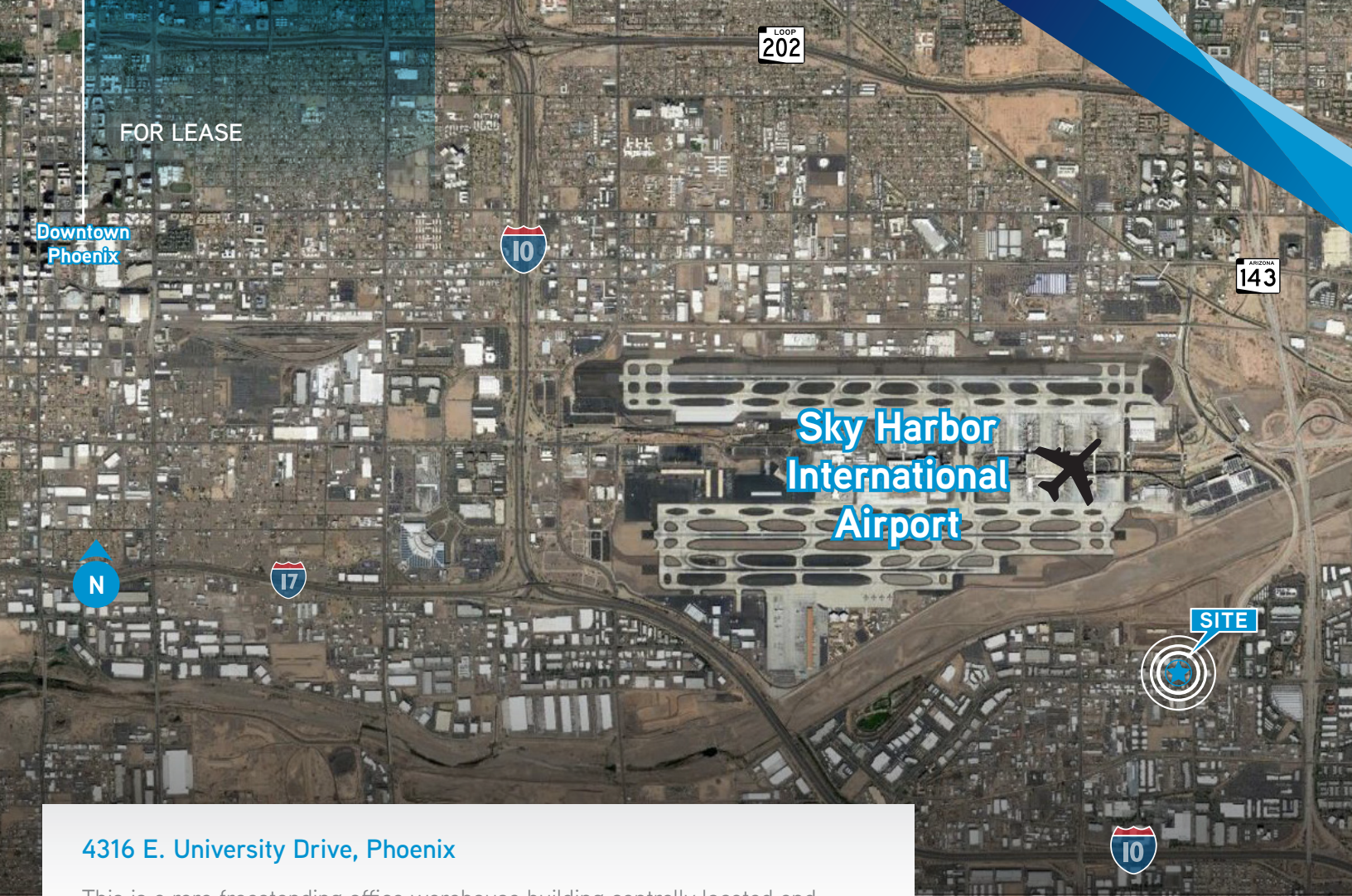
LEASE RATE:

\$.75 / SF NNN

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## 4316 E. University Drive, Phoenix

This is a rare freestanding office warehouse building centrally located and close to Sky Harbor International Airport, I-10 freeway, downtown Phoenix and the east Valley.

### FEATURES

- ±4,250 square foot freestanding office/warehouse building
- Air-conditioned warehouse
- Grade level loading
- Warehouse has cold storage/freezer(s)
- Cooler (90"H x 96"W x 117"D)
- Zoning: A-2, City of Phoenix
- ±621 square feet of office
- Parcel: 124-46-035
- Frontage on University Drive
- Less than 1 mile to both I-10 and 143 freeways
- Excellent in-fill location

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### Contact us:

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