

CORONADO COMMERCEPLEX II | 5328 / 5402 / 5446 WEST ROOSEVELT STREET

PHOENIX, ARIZONA

AVAILABLE SUITES 102-103 11,286 SF (A/C)
SUITES 104-105 14,678 SF (EVAP)



±270,820 SQUARE FEET IN THREE BUILDINGS

FOR LEASE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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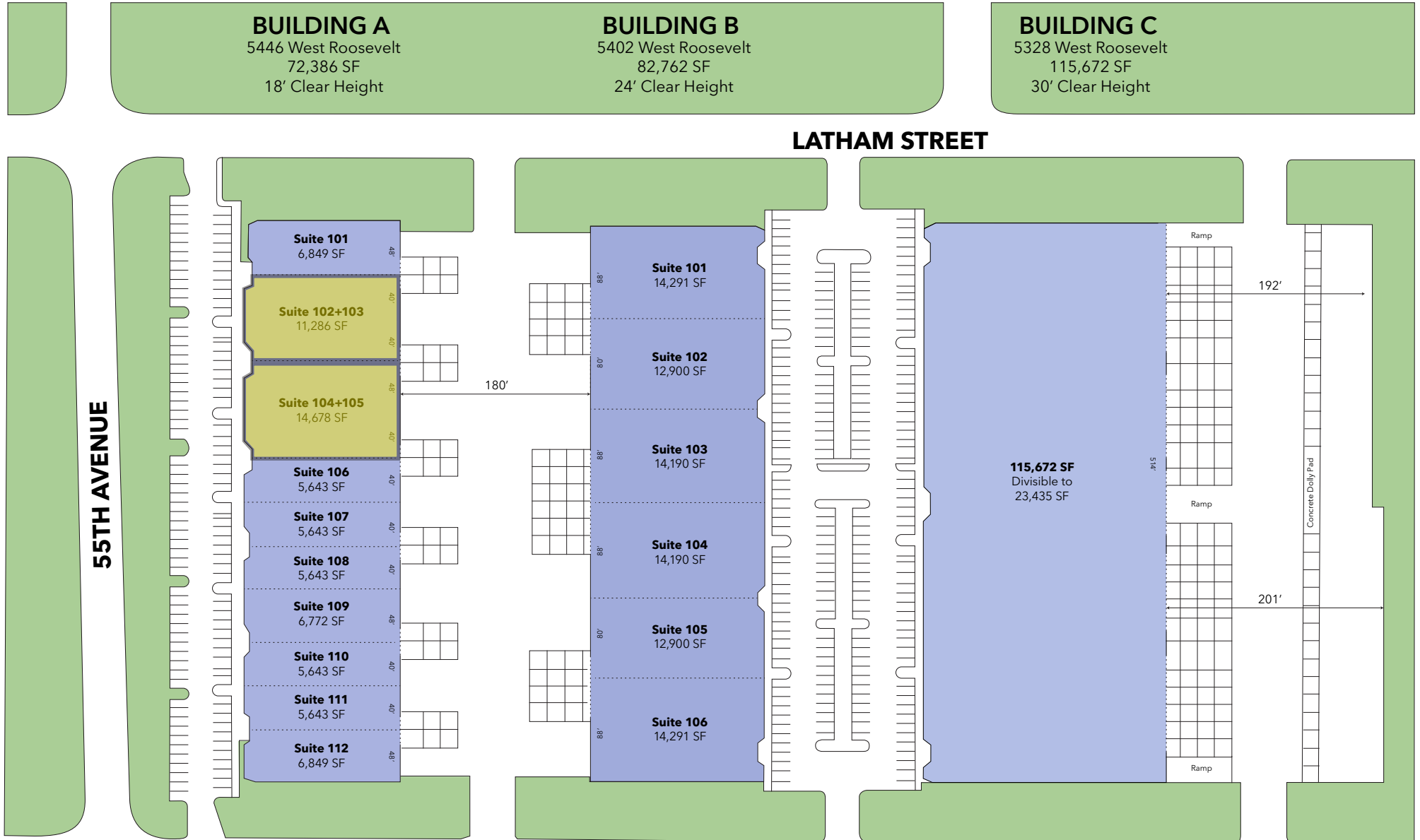
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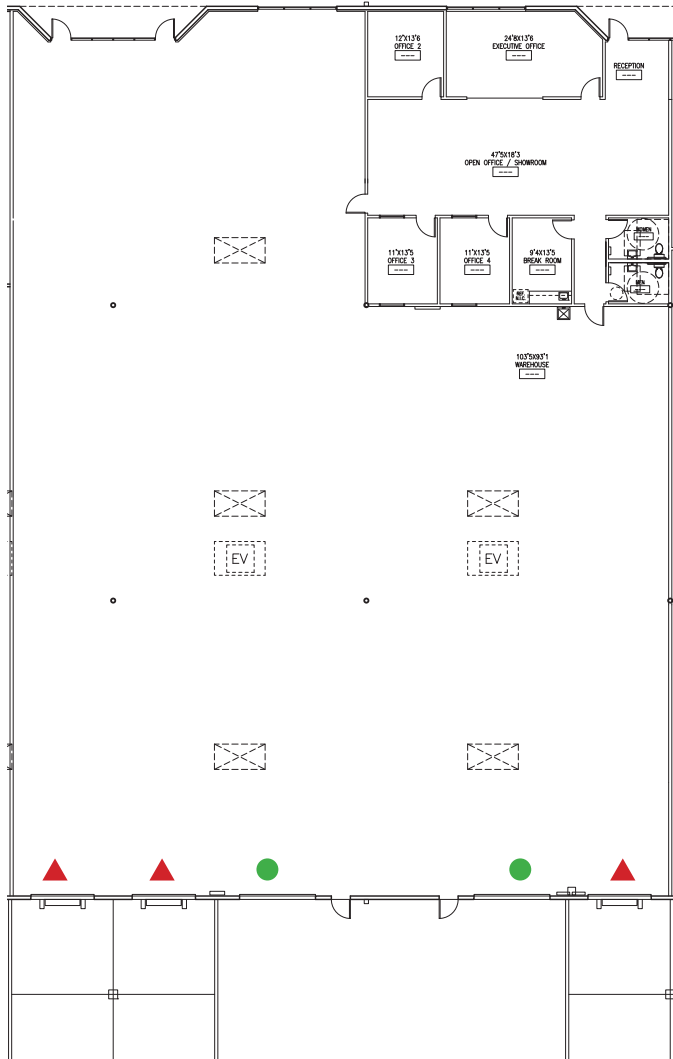
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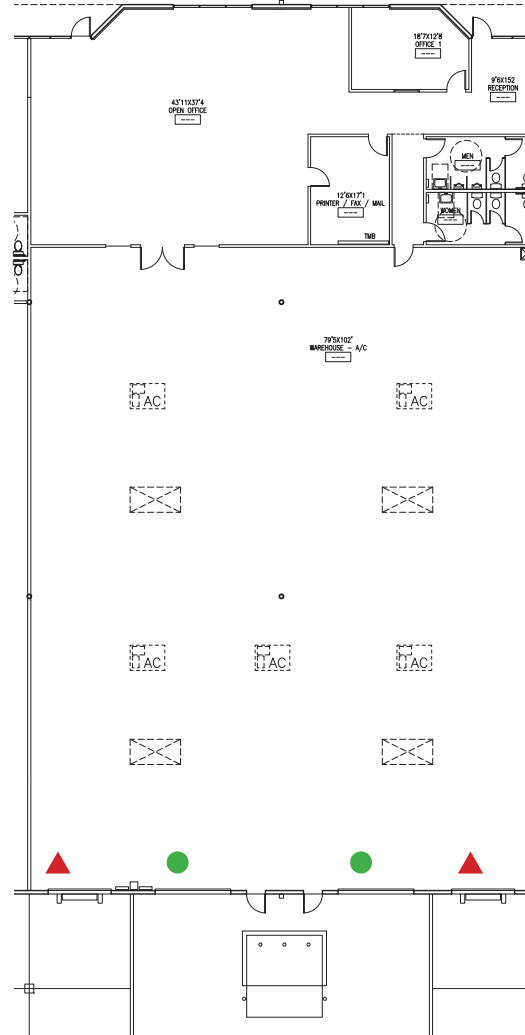


 Available



SUITE 104-105

- ▲ Truckwell
- Grade Level



SUITE 102-103

5446 WEST ROOSEVELT SUITE 102-103

- 11,286 Square Feet
- 2,867 SF of Office
- A/C Warehouse
- 18' Clear Height
- Two (2) Dock Doors and Two (2) Grade Level Doors
- \$0.52/SF NNN

5446 WEST ROOSEVELT SUITE 104-105

- 14,678 Square Feet
- 2,139 SF of Office
- EVAP Warehouse
- 18' Clear Height
- Three (3) Dock Doors and Two (2) Grade Level Doors
- \$0.50/SF NNN

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FEATURES:

- Clear Height: Building A - 18'; Building B - 24'; Building C - 30'
- Flexible Bay Sizes
- Fully Sprinklered (*Building C - ESFR*)
- 277/480 Volt, 3-Phase Power
- A-1 Zoning, City of Phoenix
- Excellent Truck Maneuverability: Buildings A & B - 180'; Building C - 192'-201' (*trailer storage facility*)
- Exceptional Freeway Accessibility
- Grade Level Loading & Truckwells (*Buildings A&B*)
- Dock-High Loading/Ramps (*Building C*)

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