

METRO BUSINESS PARK I & II

FOR LEASE



PROPERTY FEATURES

- 277/480 Volt, 3 Phase Power
- Grade Level Loading
- Fire Sprinklered
- 3:1,000 Parking Ratio
- Zoned A-1, City of Phoenix
- Cox & Century Link Available
- Approx. 1/4 mile to I - 17 Freeway
- **Competitive Operating Expenses**
- Institutionally Owned & Operated (NYSE:EGP)

SPACE FEATURES

- 11048 N. 23rd Avenue Suite 104
17,600 Square Feet
40% Office
Grade Level Doors
End Cap Space
New LED Warehouse Lighting
New R-30 Insulation in Warehouse
Up to 2,000 Amps 277/480V
Power Available

- 11056 N. 23rd Avenue Suite 104
6,400 Square Feet Total
4,000 Square Feet Office
Two Restrooms
End Cap Space
Evaporative Cooled Warehouse

- 11226 N. 23rd Avenue Suite 103
8,800 Total Square Feet
4,500 Square Feet Office
Two Multi-Stall Restrooms
End Cap Space
100% Air Conditioned

- 11049 N. 23rd Avenue Suite 101
4,000 Total Square Feet
1,368 Square Feet Office
Grade Level Door
End Cap Bay
200 Amp/3-Phase/ 277-480V
Evaporative Cooled Warehouse

OWNED AND MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

MATT HOBAICA, SIOR
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C) 602-697-5170
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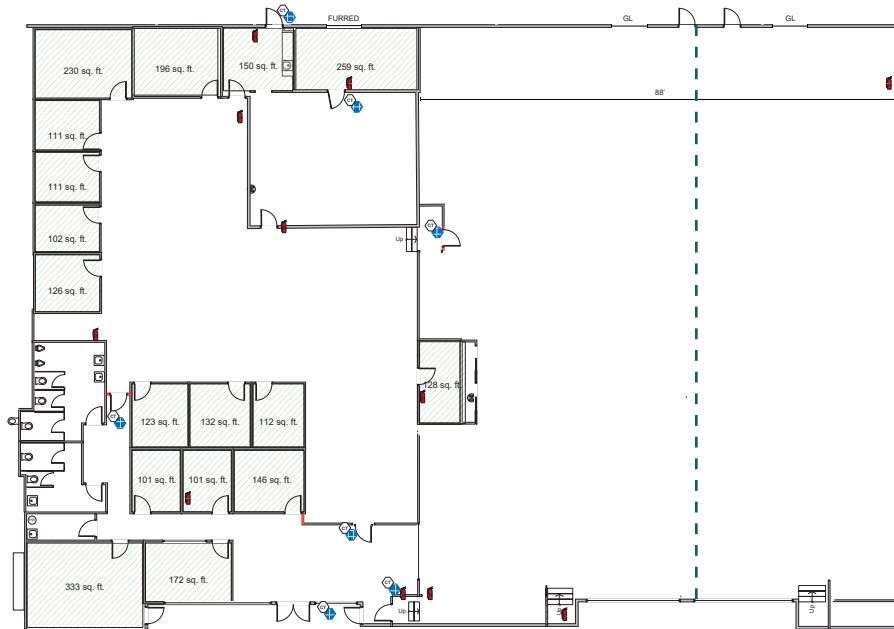
LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

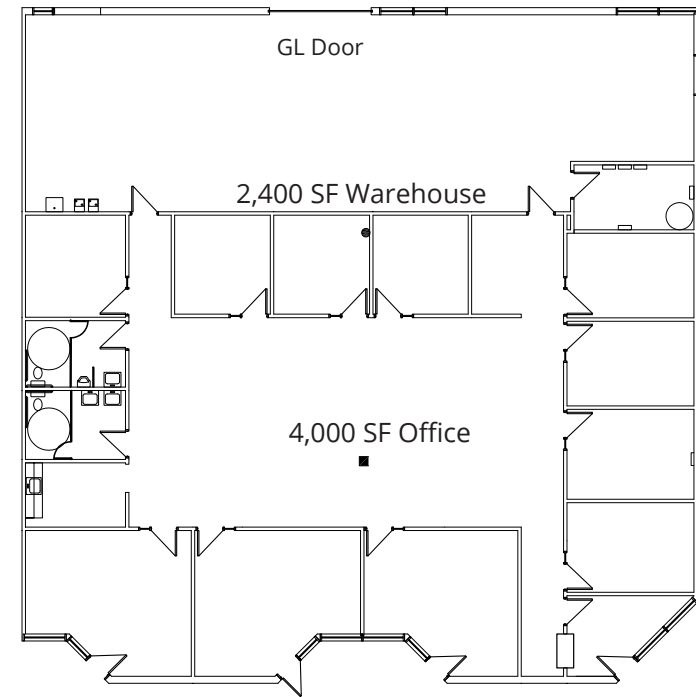
3200 E. Camelback Rd., Suite #100,
Phoenix, Arizona, 85018
ph: 602.956.7777 | www.learizona.com


METRO BUSINESS PARK I & II

FOR LEASE



 **11048 N. 23rd Avenue**
Suite 104 - 13,200 SF - 17,600 SF
\$0.65/NNN



 **11056 N. 23rd Avenue**
Suite 104 - 6,400 SF
\$0.64/NNN

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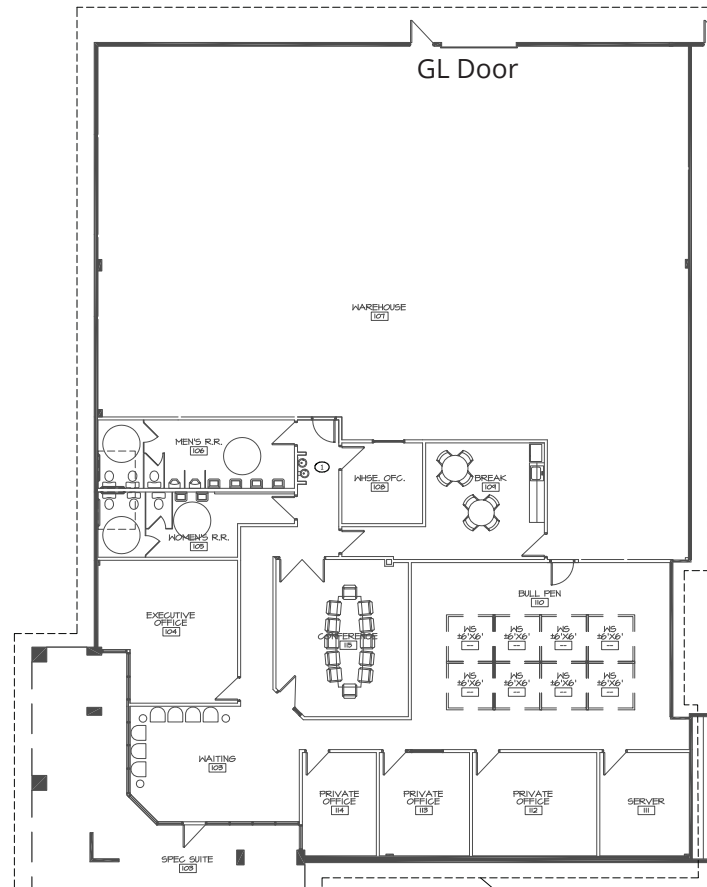
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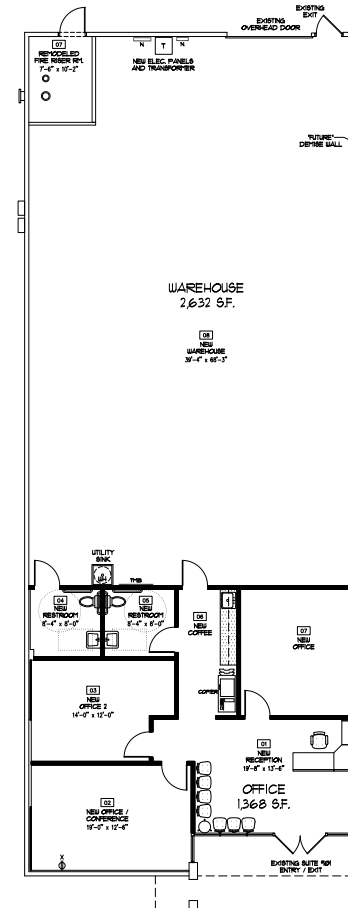
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METRO BUSINESS PARK I & II

FOR LEASE



11226 N. 23rd Avenue
Suite 103 - 8,800 SF
\$0.64/NNN



11049 N. 23rd Avenue
Suite 101 - 4,000 SF
\$0.66/NNN

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