

FOR LEASE

2326 E. WASHINGTON STREET

PHOENIX, ARIZONA 85034



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



FEATURES

- **For Lease: \$.95 month/SF/Modified Gross**
- **Total Building Size: ±4,560 SF**
- **Lot Size: ±82,200 SF**
- Office: ±1,152 SF (25% of South Building is Office)
- (3) - 10x10' Roll Up doors
- 14' Ceiling Height
- Skylights & Fluorescent Lighting in Warehouse
- Former Office Area Has a Kitchen
- Carpeted Offices, Full Bath With Fiberglass & Wainscott Shower Surround, & (2) Half Baths
- Shop Area Features Unfinished Concrete Floor, Walls and Exposed Ceiling Support Structure
- Fenced & Secured Yard Area
- A-1 Zoning



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