

# AVAILABLE FOR LEASE

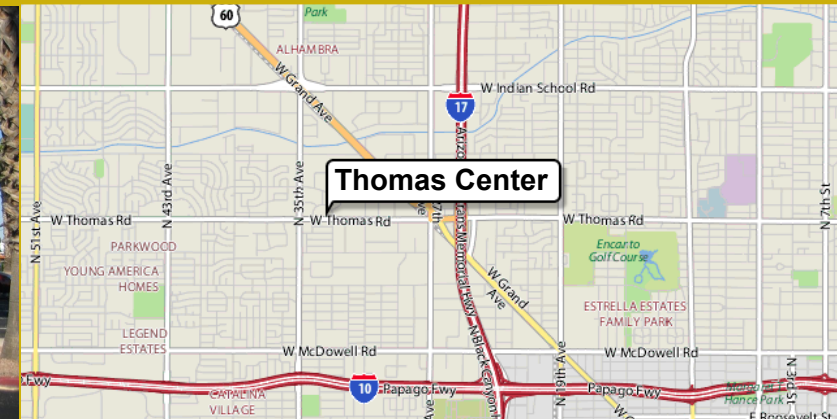
3302-3340 WEST THOMAS ROAD & 3309-3331 WEST CATALINA DRIVE



## THOMAS CENTER

### Property Information:

- ✧ ±12'-16' Clear Height
- ✧ I-P Zoning (Catalina & 3328 Bldgs)
- ✧ C-2 Zoning (3302 & 3340 Bldgs)
- ✧ Grade Level Loading
- ✧ Thomas Road Frontage Available
- ✧ Monument Signage Available
- ✧ ±120-208 Volt, 3 Phase Power



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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. **All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.**



# AVAILABLE FOR LEASE

## 3302-3340 WEST THOMAS ROAD & 3309-3331 WEST CATALINA DRIVE



### PROPERTY OWNED AND MANAGED BY:



- Stable and flexible property owner in Phoenix / Tucson metro, since 1992, with 93 office and industrial properties totaling over 10 million square feet.
- Local ownership with in-house property management professionals to service our customers.
- Move-in ready suites available for immediate delivery.
- Efficient lease negotiation process.

### Lease Availability:

#### 3301 W. Catalina Drive

- ◇ ±2,321 SF
- ◇ 100% A/C
- ◇ ±10'x10' GL Door
- ◇ \$.55/ PSF Gross

#### 3325 W. Catalina Drive

- ◇ ±5,181 SF
- ◇ 2 GL Doors
- ◇ ±16' Clear Height
- ◇ \$.55 / PSF Gross

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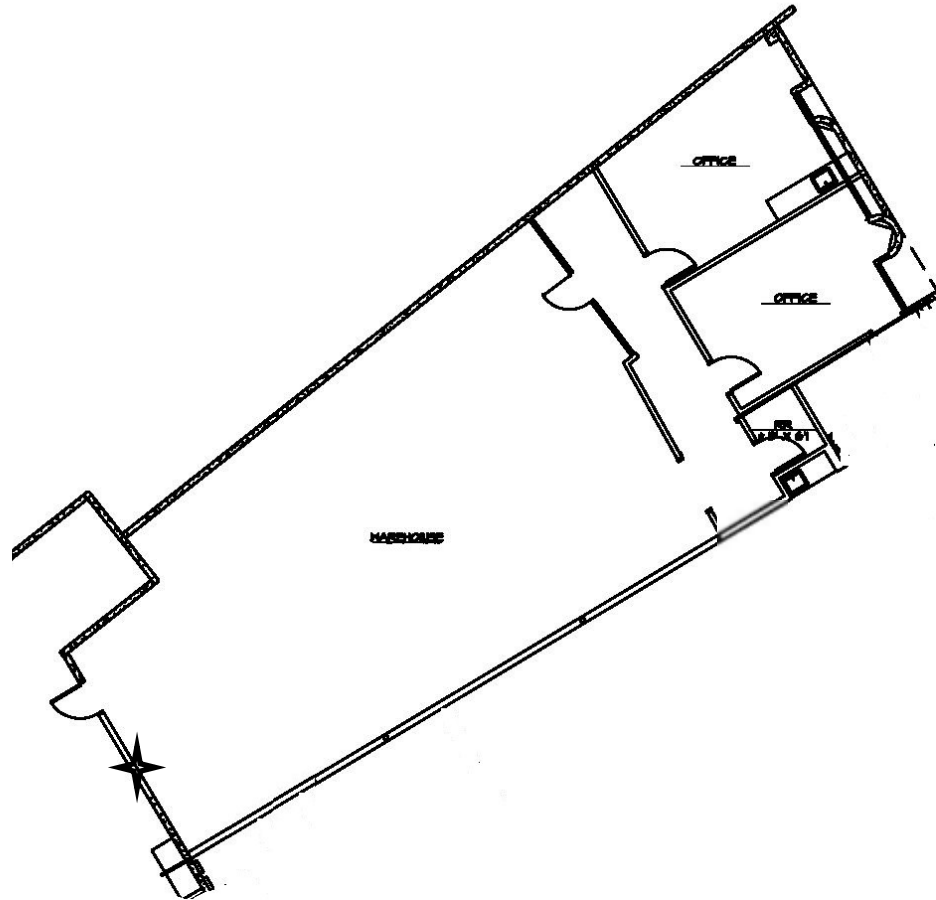
# AVAILABLE FOR LEASE

3302-3340 WEST THOMAS ROAD & 3309-3331 WEST CATALINA DRIVE

3301 W. Catalina Drive

±2,321 SF

\$.55 Gross / PSF



★ = Grade Level Loading

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND THE SITE PLAN IS NOT TO SCALE

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3325 W. Catalina Drive

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