

12336 WEST BUTLER DRIVE

EL MIRAGE, AZ 85335

INDUSTRIAL BUILDING & LAND LOTS | AVAILABLE FOR SALE OR LEASE



EXCLUSIVE CONTACTS

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFR PAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

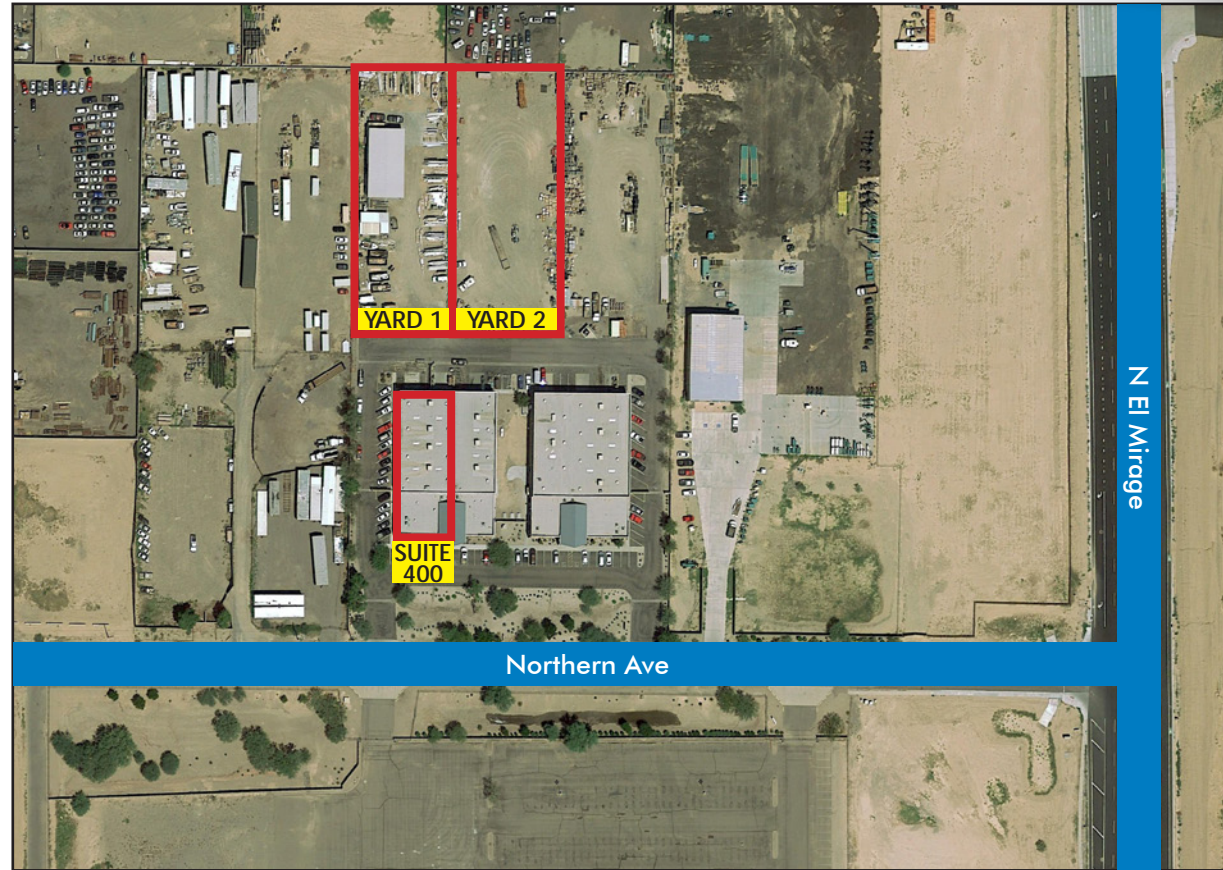
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Building Information

- **Suite 400:** ±12,096 SF
- Includes ±4,000 SF Office Space and ±1,135 SF Mezzanine Space
- EVAP Cooled Warehouse
- 18' Clear Height
- (2) 14'x18' Grade Level Doors
- 120/208 V, 400 Amps, 3 Phase
- Reception, 8 Offices, Conference, Breakroom, Bullpen, 3 Restrooms
- Zoning: E-I, City of El Mirage

Yard Information

- **Yard 1:** ±36,770 SF (Includes ±3,500 SF Canopy with 277/480 V, 600 Amps)
- **Yard 2:** ±42,950 SF



SALE PRICE: \$2,546,750 (\$125 PSF)

LEASE RATE: \$0.70 /MO/NNN

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Photos



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