

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-I, 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

- Metro I 11048 N. 23rd Avenue

Suite 104

13,200 - 17,600 Square Feet
40% of Office
Grade Level Doors
End Cap Space
New LED Warehouse Lighting
Up to 2,000 Amps 277/480V Power
New R-30 Insulation in Warehouse
\$0.65 NNN

- Metro I 11226 N. 23rd Avenue

Suite 103

8,800 Square Feet
4,500 sq. ft. of Office
Two Multi-Stall Restrooms
End Cap Space
100% Air Conditioned
\$0.64 NNN

- Metro I 11049 N. 23rd Drive

Suite 101

4,000 Square Feet
1,368 sq. ft of Office
Grade Level Door
End Cap Bay
Evaporative Cooled Warehouse
200 Amp/3-Phase/ 277-480V

Suite 102

4,000 SF Available Q-1 2020
\$0.66 NNN

- Metro II 11056 N. 23rd Drive

Suite 104

6,400 Square Feet
4,000 sq. ft. of Office
Two Restrooms
End Cap Space
Evaporative / AC Warehouse
\$0.64 NNN (Deal Pending)

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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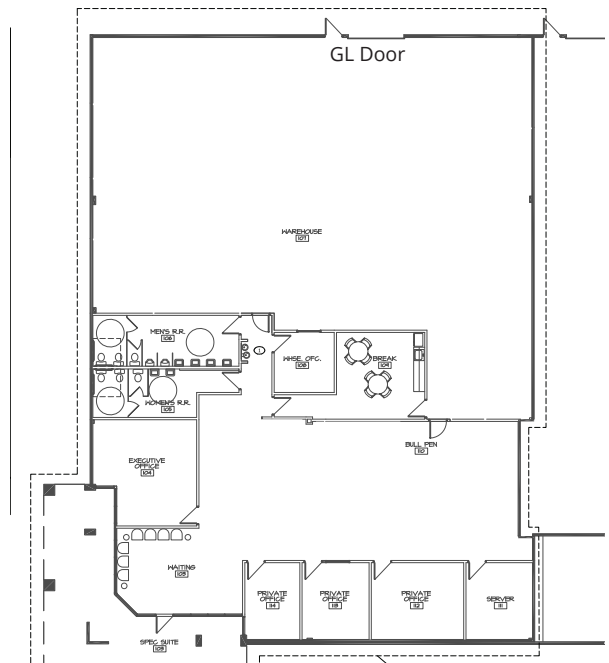
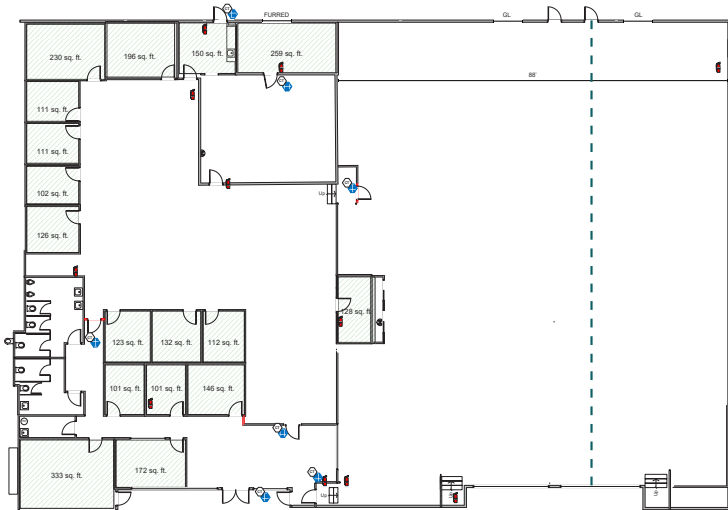
LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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

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



11056 N. 23rd Drive
Suite 104
6,400 SF
\$0.64 NNN



11226 N. 23rd Avenue
Suite 103
8,800 SF
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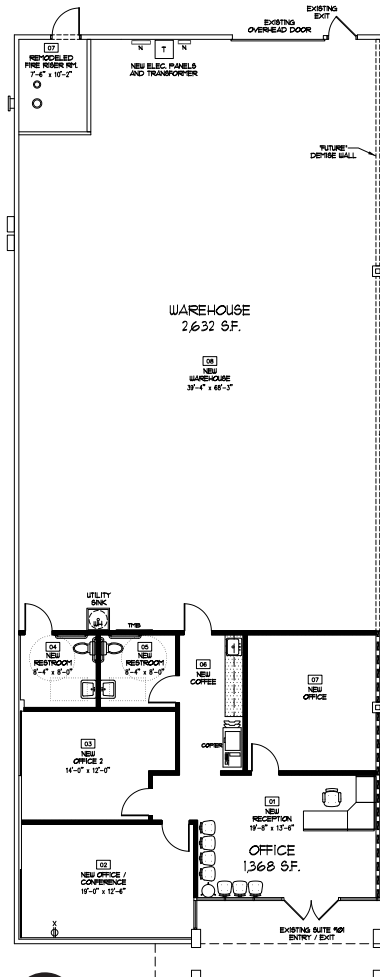
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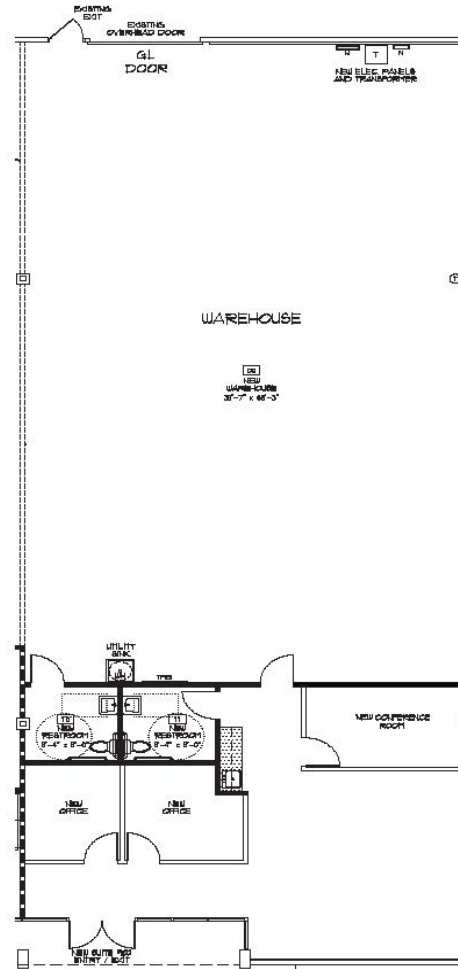
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METRO BUSINESS PARK I & II

FOR LEASE



Suite 101



Suite 102

11049 N. 23rd Drive
Suite 101
4,000 SF
\$0.66 NNN

11049 N. 23rd Drive
Suite 102
4,000 SF
Available Q1, 2020
\$0.66 NNN

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