

## 1037 E Tonto St

STREET ADDRESS	<u>1037 E Tonto St</u>	BUILDING SIZE	<u>13,000 SF</u>
CITY/STATE/ZIP	<u>Phoenix AZ, 85034</u>	<b>AVAILABLE SQ.FT.</b>	<b><u>13,000 SF</u></b>
MAJOR X-ROADS	<u>7<sup>th</sup> St &amp; E Buckeye Rd</u>	LAND SIZE (SF)	<u>31,654 SF</u>
YEAR BUILT	<u>1984</u>	ZONING	<u>A-2 (City of Phoenix)</u>

### BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Masonry/Steel</u>	AMP	<u>400Amps</u>	GRND. LEVEL	<u>(1) 12' x 10'</u>
CLEARANCE	<u>+/- 20'</u>	VOLT	<u>120/240 Volts</u>	DOCK HI(#)	<u>NA</u>
ROOF TYPE	<u>Steel</u>	PHASE	<u>3 Phase</u>	TRUCKWELL	<u>Double with Levelers</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>NA</u>	CRANES	<u>NA</u>
RESTROOMS	<u>1 M/F</u>	AIR CONDS	<u>Evap Cooled</u>	RAIL	<u>NA</u>
DIMENSIONS	<u>120' x 100' x 20' x 50'</u>				

<b>FEATURES</b>	<u>+/- 3,000 SF Yard Area</u>
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### OFFICE SPECIFICATIONS

SQ. FT.	<u>1,600 SF</u>	# OFFICES	<u>2 Private</u>	MEZZANINE	<u>Yes (+/- 250 SF)</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u>1 M/F</u>

<b>FEATURES</b>	<u>Break Room</u>
	<u>Bulpen Area</u>

### LAND

DIMENSIONS	<u>196' x161.50'</u>
YARD	<u>Entire Site - Fenced</u>
PARKING	<u>+/- 10</u>

### UTILITIES

POWER CO	<u>APS</u>
GAS CO	<u>* In Tonto Street</u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

### LEASE INFO

PRICE	<u>\$4,550.00 /Mo. (\$.35/SF)</u>
TYPE	<u>NNN</u>

### TAXES

AMOUNT	<u>\$14,438.58</u>
YEAR	<u>2009</u>

PARCEL #	<u>116-38-085-A</u>
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### INSPECTION & POSSESSION

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