

**2141 E Magnolia St – Phoenix, AZ**

STREET ADDRESS	<u>2141 E Magnolia St</u>	BUILDING SIZE	<u>52,200 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85034</u>	AVAILABLE SQ.FT.	<u>12,800 SF</u>
MAJOR X-ROADS	<u>S 24<sup>th</sup> St &amp; E University Dr</u>	LAND SIZE (ACRES)	<u>3.29 Acres</u>
YEAR BUILT	<u>1973</u>	ZONING	<u>A-2 (City of Phoenix)</u>

**BUILDING SPECIFICATIONS**

CONSTRUCTION	<u>Reinforced Concrete</u>	AMP	<u>400 Amps</u>	GRND. LEVEL	<u>NA</u>
CLEARANCE	<u>24'</u>	VOLT	<u>480 Volts</u>	DOCK HI(#)	<u>2 (Docks)</u>
ROOF TYPE	<u></u>	PHASE	<u>3 Phase</u>	TRUCKWELL	<u>NA</u>
SKYLIGHTS	<u></u>	SPRINKLERS	<u>Yes</u>	CRANES	<u>NA</u>
RESTROOMS	<u>1 M/ 1FM</u>	AIR CONDS	<u>Evap. Cooled</u>	RAIL	<u>On Site</u>
DIMENSIONS	<u></u>				

**FEATURES**

<u>1 Pit Leveler</u>
<u>Fiber Optics</u>

**OFFICE SPECIFICATIONS**

SQ. FT.	<u>2,000 SF</u>	# OFFICES	<u>3 Private</u>	MEZZANINE	<u>NA</u>
AIR COND	<u>Evap. Cooled</u>	HEAT	<u></u>	RESTROOMS	<u>1 M/ 1FM</u>

**LAND**

DIMENSIONS	<u>411' x 50'</u>
YARD	<u></u>
PARKING	<u>14 Spaces (1.15/1,000 SF)</u>

**UTILITIES**

POWER CO	<u></u>
GAS CO	<u></u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

**LEASE INFO**

PRICE	<u>\$4,992.00 /Mo. (\$0.39 /SF/Mo.)</u>
TYPE	<u>NNN</u>

**TAXES**

AMOUNT	<u>\$73,440.38</u>
YEAR	<u>2009</u>

**PARCEL NUMBER**

115-32-012-C

**INSPECTION & POSSESSION**

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