

2340 E University Dr – Phoenix, AZ

STREET ADDRESS	<u>2340 E University Dr</u>	BUILDING SIZE	<u>118,600 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ</u>	AVAILABLE SQ.FT.	<u>118,600 SF</u>
MAJOR X-ROADS	<u>24th St & University Dr</u>	DIVISIBLE	<u>57,200 SF & 61,400 SF</u>
YEAR BUILT	<u>1982</u>	LAND SIZE (ACRES)	<u>6.3 Acres</u>
		ZONING	<u>A-2 (City of Phoenix)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Tilt Up</u>	AMP	<u>2,500 Amps</u>	GRND. LEVEL	<u>Truck Ramp</u>
CLEARANCE	<u>+/- 27'</u>	VOLT	<u>277 / 480 Volts</u>	DOCK HI(#)	<u>(24) 10' x 8'</u>
ROOF TYPE	<u>Wood Panel</u>	PHASE	<u>3 Phase</u>	CRANES	<u>No</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>Yes</u>	RAIL	<u>No</u>
RESTROOMS	<u>Male and Female</u>	AIR CONDS	<u>Evap. Cooled</u>		

NOTES

I-10 Freeway Frontage

OFFICE SPECIFICATIONS

SQ. FT.	<u>3,075 & 2,028 SF</u>	# OFFICES	<u></u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>

LAND

DIMENSIONS	<u>595' x 581'</u>
YARD	<u>Entire Site Fenced</u>
PARKING	<u>139 Spaces (1.17 / 1,000)</u>

UTILITIES

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

SPECIAL FEATURES

LEASE INFO

PRICE	<u>\$0.25 /SF</u>
TYPE	<u>NNN</u>

TAXES

AMOUNT	<u>\$125,522.74</u>
YEAR	<u>2011</u>
RATE	<u>\$0.09 /SF/ Mo.</u>

PARCEL NUMBER 115-32-036

EXCLUSIVE AGENT:

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