

## Rio Salado Business Park

### 3615 S 16<sup>th</sup> St - Building "C"

STREET ADDRESS	<u>3615 S 16<sup>th</sup> St</u>	BUILDING SIZE	<u>3,800</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85040</u>	AVAILABLE SQ.FT.	<u>3,800</u>
MAJOR X-ROADS	<u>16<sup>th</sup> Street Between Elwood &amp; Illini Streets</u>	LAND SIZE (ACRES)	<u>.44</u>
		ZONING	<u>A-1</u>

#### BUILDING SPECIFICATIONS

WAREHOUSE	<u>2,975 SF</u>	AMP	<u>400</u>	GRND. LEVEL	<u>2 ( 10'x 10')</u>
CONSTRUCTION	<u>Masonry</u>	VOLT	<u>240/120</u>	RESTROOMS	<u>1 M/F</u>
CLEARANCE	<u>10' 6"</u>	PHASE	<u>3</u>	AIR CONDS	<u>Evap. Cooled</u>
ROOF TYPE	<u>Wood</u>	SPRINKLERS	<u>Yes</u>		
SKYLIGHTS	<u>Yes</u>				

**NOTES** Free Standing Frontage Building

#### OFFICE SPECIFICATIONS

SQ. FT.	<u>825 SF</u>	# OFFICES	<u>Open Office</u>	RESTROOMS	<u>1 M/F</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>		

#### LAND

DIMENSIONS	<u></u>
YARD	<u>Yes (Fenced)</u>
PARKING	<u>12 Spaces</u>

#### UTILITIES

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

**SPECIAL FEATURES** 16<sup>th</sup> St. Frontage  
Located within the Rio Salado Overlay District  
Fenced Yard (2,500 /SF)

#### LEASE INFO

PRICE \$2,850.00/Mo. (\$.075 /SF/Mo.)  
TYPE Industrial Gross

#### TAXES

BASE YEAR (2008) \$3,500.00 (\$.077/SF/Mo.)

#### INSPECTION & POSSESSION

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