

Rio Salado Business Park

3625 S 16th St - Building "B"

STREET ADDRESS	<u>3625 S 16th St</u>	TOTAL SQ.FT.	<u>9,600 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85040</u>	LAND SIZE (ACRES)	<u>.50 Acres</u>
MAJOR X-ROADS	<u>16th St Between Elwood & Illini Streets</u>	ZONING	<u>A-1 (City of Phoenix)</u>

BUILDING SPECIFICATIONS - WAREHOUSE

WAREHOUSE SIZE	<u>4,600 SF</u>	AMP	<u>400 Amps</u>	GRND. LEVEL	<u>1 (10' x 12') 1 (7' x 8')</u>
CONSTRUCTION	<u>Masonry</u>	VOLT	<u>240/120 Volts</u>		<u>1(10' x 7') - Mezzanine level</u>
CLEARANCE	<u>9' - 20'</u>	PHASE	<u>3</u>	RESTROOMS	<u>1 M/F</u>
ROOF TYPE	<u>Wood</u>	SPRINKLERS	<u>Yes</u>	AIR CONDS	<u>Evaporative Cooled</u>
SKYLIGHTS	<u>Yes</u>				

NOTES 4,100 SF Mezzanine Area (125 lbs/SF) – **NO CHARGE!**

OFFICE SPECIFICATIONS

SQ. FT.	<u>900 SF</u>	# OFFICES	<u>Open Office</u>	RESTROOMS	<u>1 M & 1F</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>		

LAND

DIMENSIONS	<u>Part of Larger</u>
YARD	<u>Yes (Fenced)</u>
PARKING	<u>15 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

16th Street Frontage
Located within the Rio Salado Overlay District.
Fenced Yard (2,500 SF)

LEASE INFO

PRICE	<u>\$2,200.00/Mo. (\$.23 SF/Mo.)</u>
TYPE	<u>Industrial Gross</u>

TAXES

AMOUNT	<u>\$7,920.80 (\$0.07/SF/Mo.)</u>
YEAR	<u>2011</u>

OWNER AGENT:

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