



# 2340

W PARKSIDE LANE STE H-105  
PHOENIX | AZ

## FOR SALE OR LEASE

INDUSTRIAL/WAREHOUSE SUITE AVAILABLE



FOR MORE INFORMATION PLEASE CONTACT:

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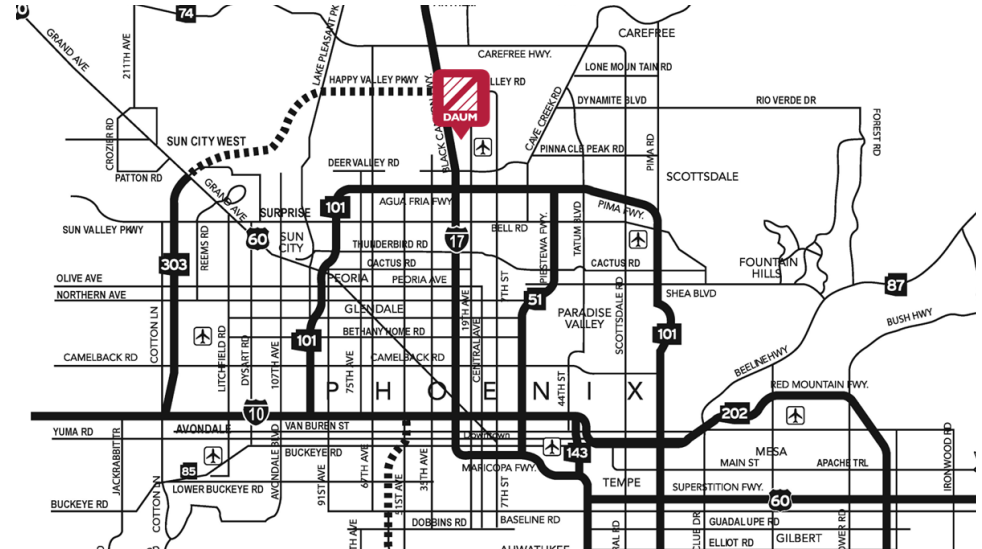
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# FOR LEASE

## INDUSTRIAL PROPERTY

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### PROPERTY HIGHLIGHTS

- Two Story Office: Approx. 2,334 SF (Complete 2017/2018)
- Contemporary Finishes and Lighting
- Warehouse Approx.: 772 SF
- Special Epoxy Non-static Finish
- Four (4) Private Glass-Lined Offices
- One (1) Grade Level Door 12'X14'
- Built in 2007
- I-17 Fwy Access Less Than 2 Minutes Away
- Loop 101 Fwy Access Within 3 Minutes
- One Mile From The Happy Valley Town Center

### OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (NNN)
Sale Price:	\$515,000
Available SF:	3,106 SF
Building Size:	3,106 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,588	68,686	279,851
Total Population	4,386	179,130	732,652
Average HH Income	\$71,321	\$71,728	\$74,508



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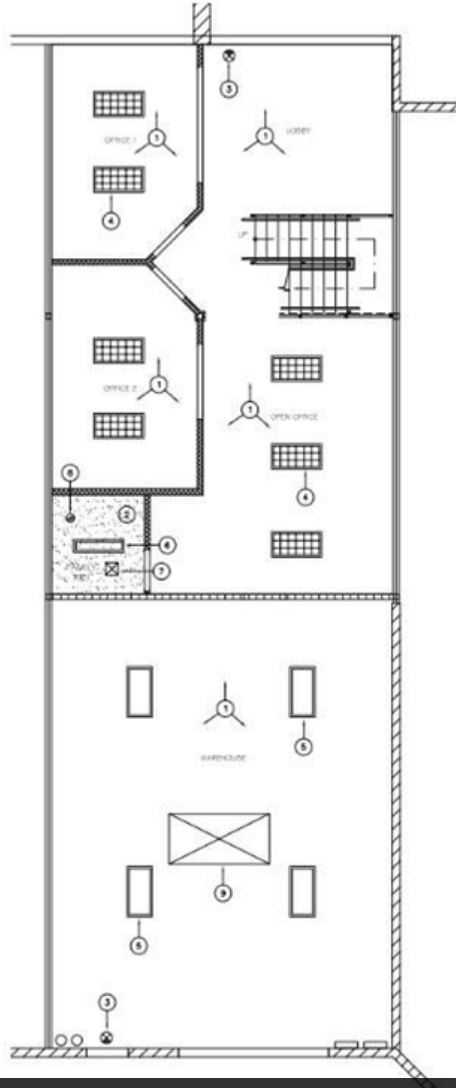


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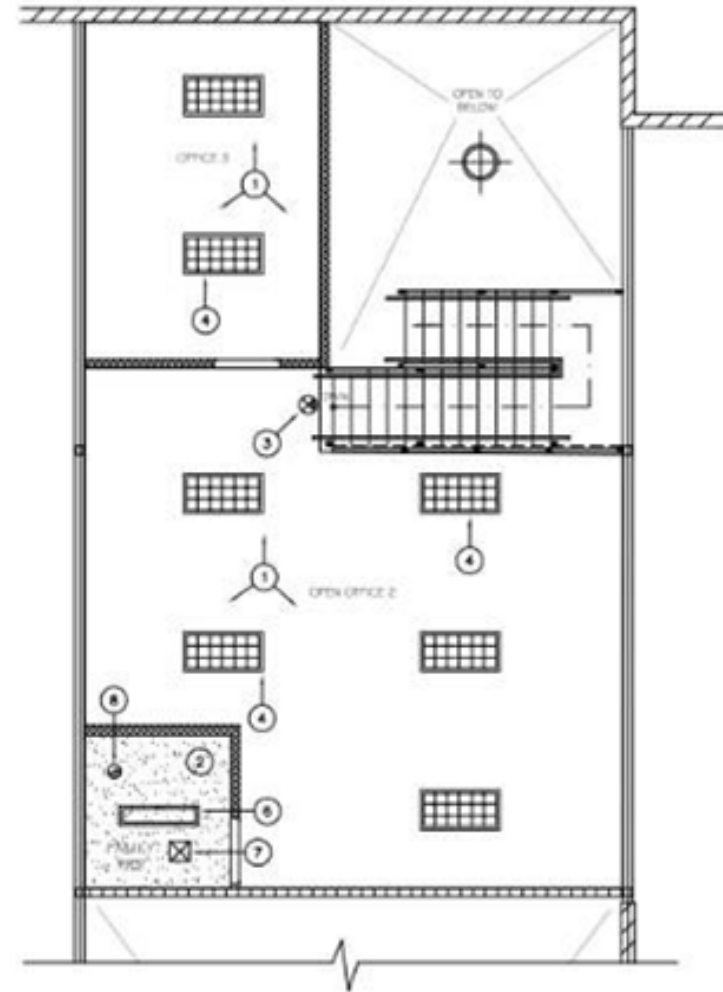
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FIRST FLOOR



SECOND FLOOR



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