

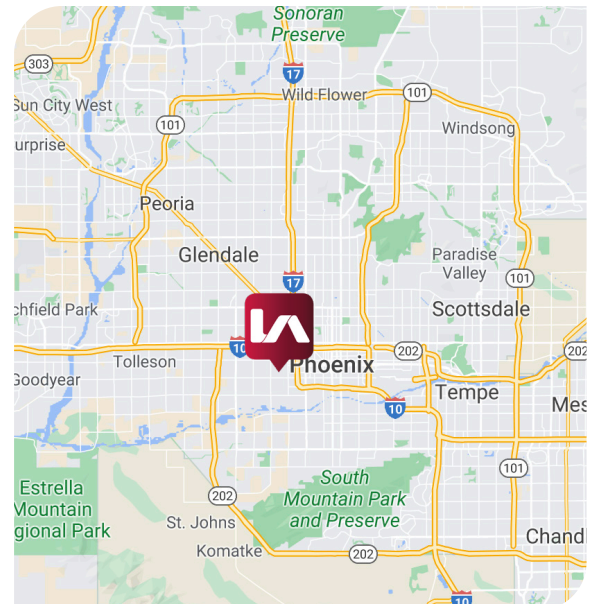
12 N 45TH AVENUE

PHOENIX, AZ 85043



PROPERTY OVERVIEW

AVAILABLE SPACE:	± 4,716 SF
	Second Story Office with 14 Private Offices & 1 Large Conference Room
ZONING:	A-1, Light Industrial
LOCATION:	Central Phoenix
FREEWAY ACCESS:	1.5 miles South of I-10 2.5 miles East of Loop 202
FEATURES:	Close to Fuel Farm
OTHER:	Ability to Park 10 Trailers on Site
TRAFFIC COUNTS:	22,557 VPD on Van Buren
LEASE RATE:	\$1.15/SF NNN



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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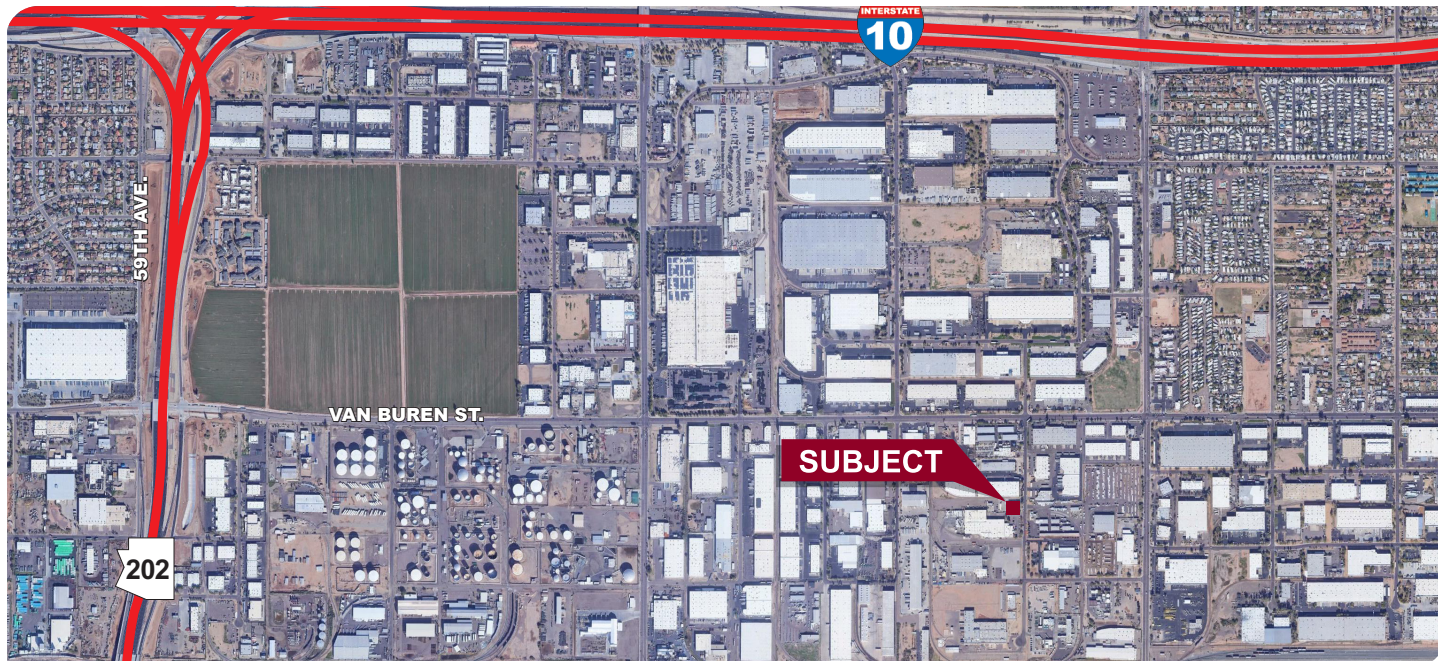
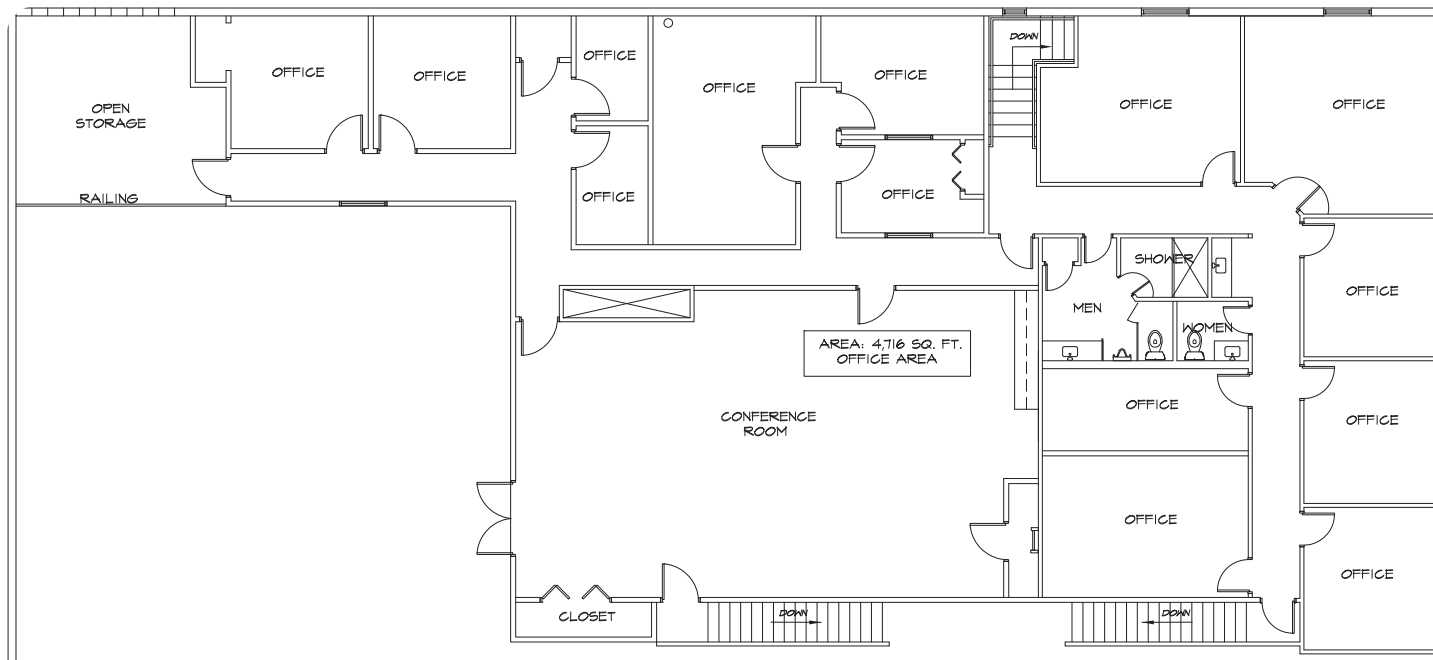
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