

FOR SALE/LEASE  
2325 W. CYPRESS STREET  
PHOENIX, ARIZONA 85008



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**35,100 SF**



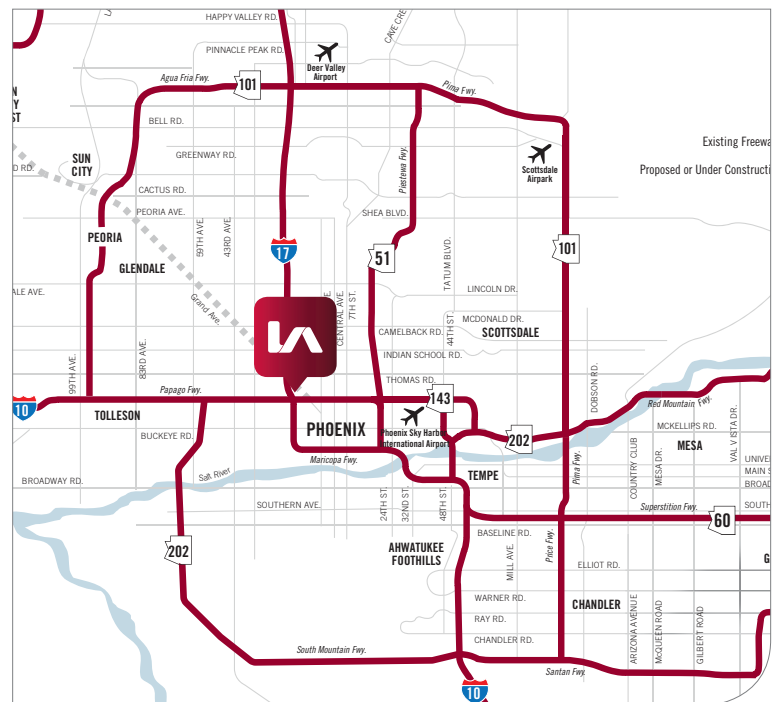
## FEATURES

- (4) 10' x 12' Dock High Doors
- (2) 10' x 12' Ramp Doors
- 3,992 SF of Office
- 20.5' Minimum Clearance
- 600 AMP 120/208 Volt Electrical Panel
- Fire Sprinklers
- Divisible to 10,765 SF
- Strip Fluorescent Lighting
- EVAP Cooled Warehouse
- AP # 110-50-132B, 033, 034A
- 1.42 Acres
- Zoned A-2

Scott Smith

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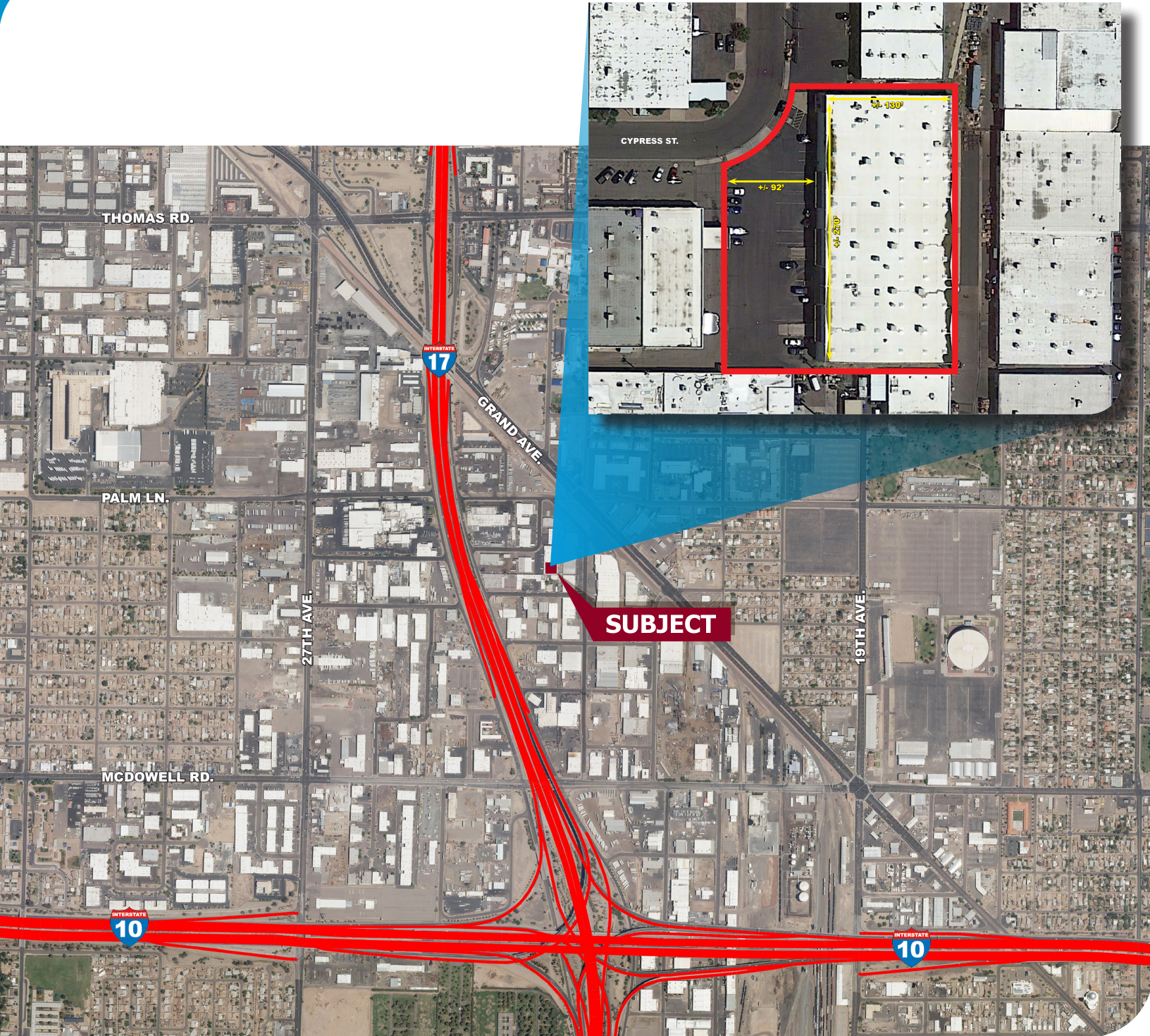
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