

MAJESTIC PAPAGO BUSINESS PARK

4803 WEST ROOSEVELT STREET | PHOENIX, ARIZONA 85043



FOR LEASE

74,204 SF FREESTANDING BUILDING

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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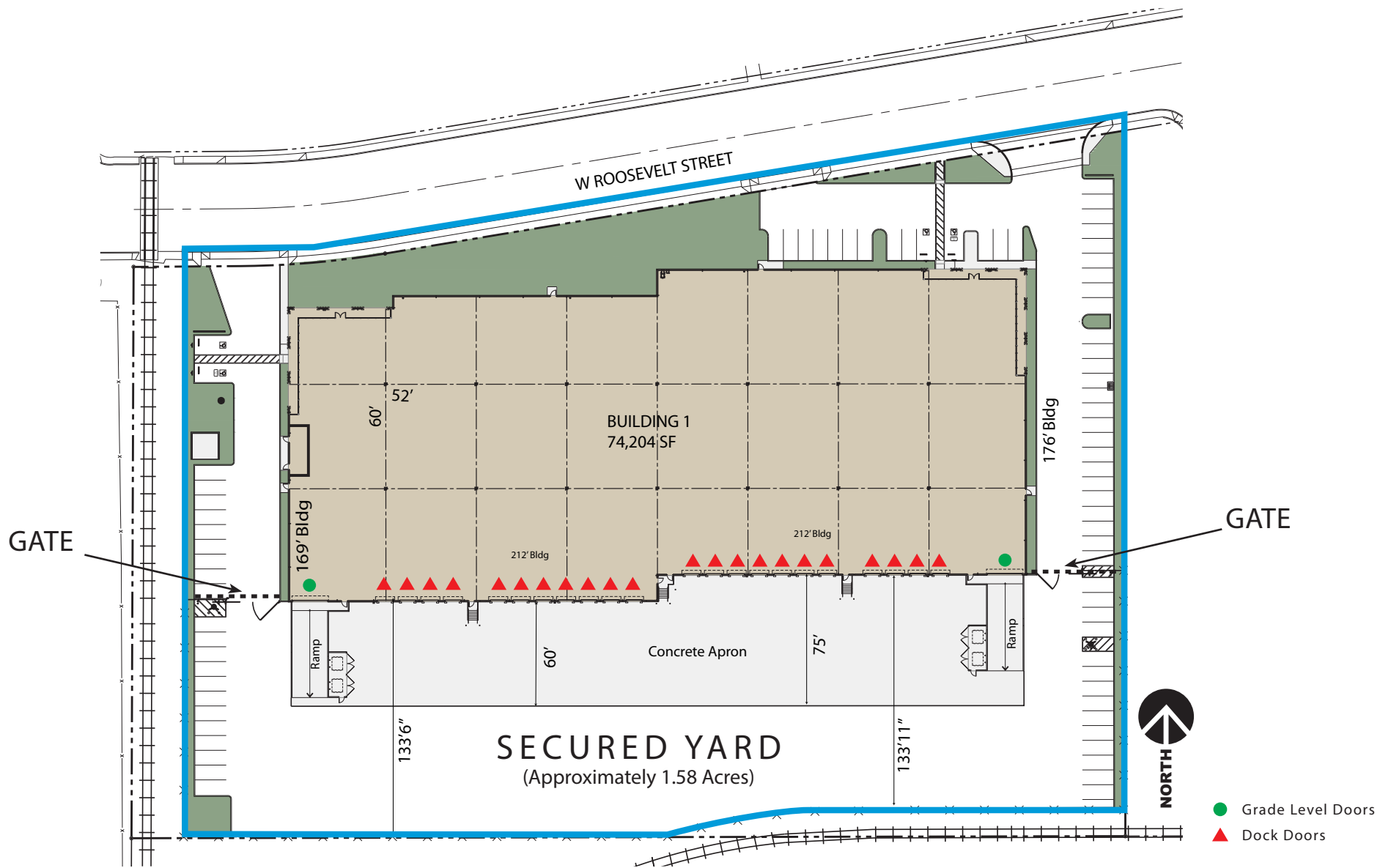
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DEVELOPED BY:



MAJESTIC REALTY CO.

I-10 FREEWAY

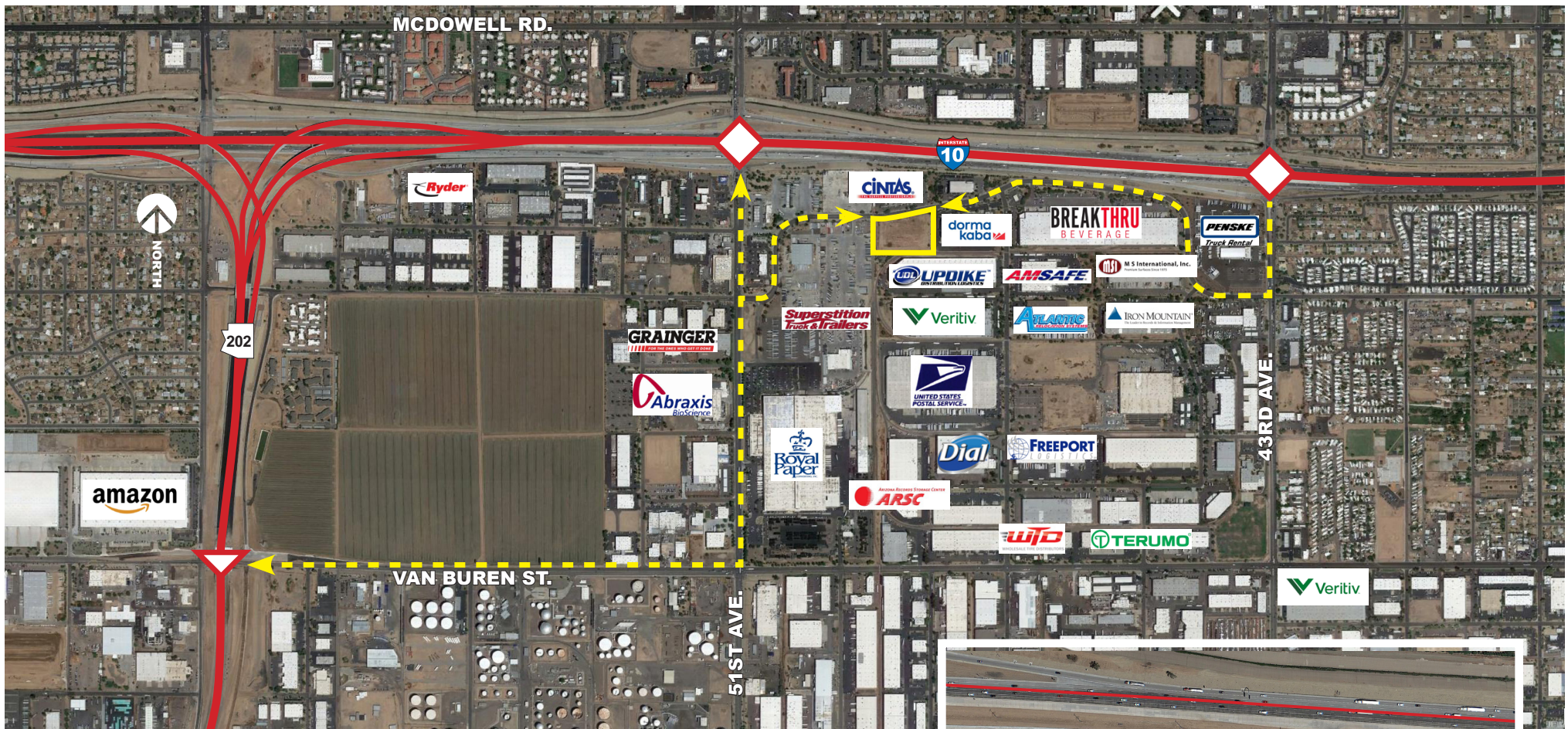


PROPERTY FEATURES

- 74,204 SF Building
- 4.71 Acre Site
- 2,000 Amps (Expandable), 277/480 Volt, 3 Phase
- 30' Clear Height

- ESRF
- R38 Insulation
- 22 Dock Doors (9' x 10')
- 2 Grade Level Doors (20' x 16')
- LED Lighting with Motion Sensors

- 76 Parking Spaces
- 60' x 52' Column Spacing
- 169' - 176' Building Depth
- 133' Truck Court
- Secured Truck Court and Yard



Located in the heart of the Southwest submarket, Majestic Papago Business Park offers proximity to several full diamond interchanges on I-10 and the newly constructed Loop 202.



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