

## Property Summary



### PROPERTY DESCRIPTION

Located just off the I-17 freeway, this multi-tenant industrial property features 12-foot grade level doors and evaporative cooled warehouses. With proximity to the Chase Field, Downtown Phoenix and Sky Harbor International Airport, the property serves as a great location for businesses in the Phoenix Metro Area.

### PROPERTY HIGHLIGHTS

- A-1 Zoning
- Easy Freeway Access
- Grade Level Overhead Doors (±10'x12')
- Great Exposure on 7th Avenue

### OFFERING SUMMARY

Lease Rate:	\$0.69 SF/month (Gross)
Available SF:	1,130 SF
Lot Size:	81,784 SF
Building Size:	27,500 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,021	27,412	83,032
Total Population	6,183	89,052	264,080
Average HH Income	\$25,136	\$38,270	\$46,301

#### FRANKLIN CONNELL

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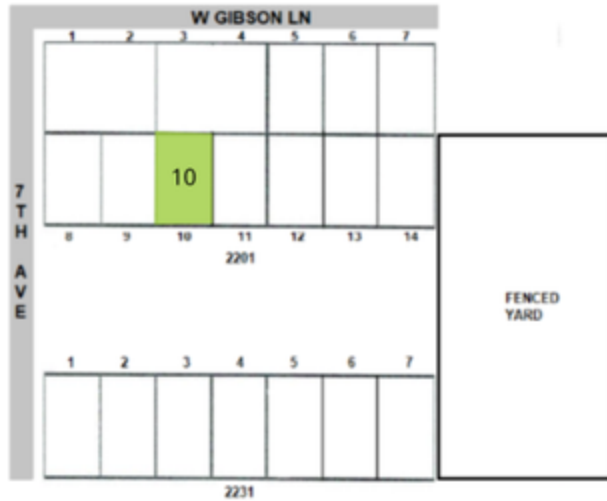
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# 2201-2231 S. 7TH AVE.

Phoenix, AZ 85007



## Lease Spaces



### LEASE INFORMATION

Lease Type:	Gross
Total Space:	1,130 SF

Lease Term:	Negotiable
Lease Rate:	\$0.69 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2201 S. 7th Ave. Ste. 10	Available	1,130 SF	Gross	\$0.69 SF/month	1 Office, Evap Cooled Whse, ±12' OH Door

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