

# METRO INDUSTRIAL CENTER

10801 N. 24TH AVE & 2323-2329 MESCAL ST • PHOENIX, AZ 85029



- 5 buildings totaling 113,887 SF (office/industrial)
- Office/warehouse suites from 1,630 SF to 7,650 SF ready for immediate occupancy
- Various office build-outs
- 16' clear height
- 2.63:1,000 parking ratio
- Located directly off of the I-17, in close proximity to Metro Center Mall

## Property Summary

|                      |                |
|----------------------|----------------|
| <b>AVAILABLE SF</b>  | 1,627-3,254 SF |
| <b>BUILDING SIZE</b> | 114,138 SF     |
| <b>MARKET</b>        | Phoenix        |

**For more information, please contact:**

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### **CONNER LEE**

LEASING AGENT  
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE    ■ OCCUPIED

## Current Availabilities

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|---------|------------|-------------|----------|------|----------|----|----|
| 10801    | 113-114 | 2,470      | 1,548       | 63       | IND  | 0        | 1  | 0  |
| 2323     | 207     | 1,928      | 1,104       | 57       | IND  | 0        | 1  | 0  |
| 2329     | 303-304 | 3,254      | 2,413       | 49       | IND  | 0        | 3  | 0  |
| 2329     | 305     | 1,627      | 0           | 0        | IND  | 0        | 0  | 0  |

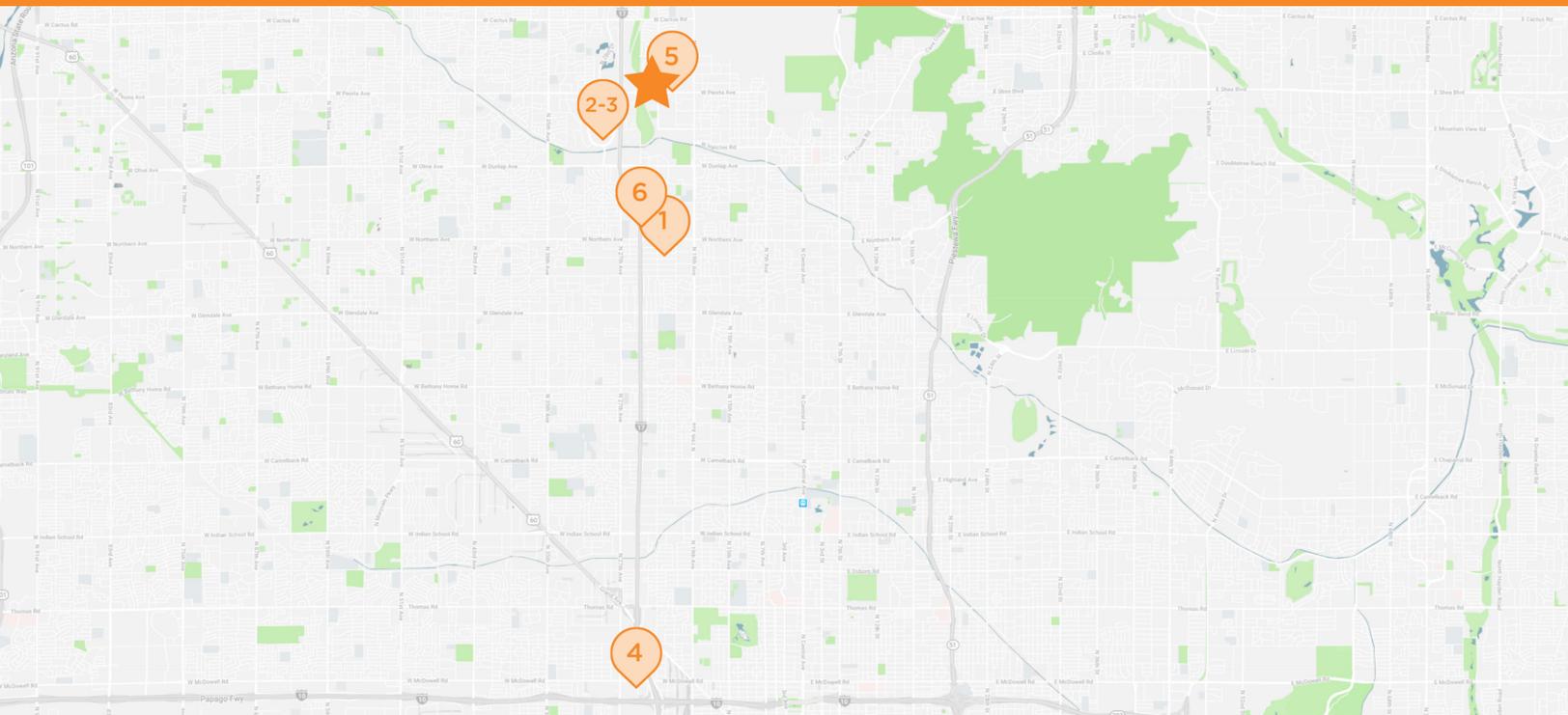
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## METRO INDUSTRIAL CENTER

10801 N. 24th Ave. & 2323-2329 Mescal St., Phoenix, AZ 85040

1

### WELLS FARGO

2302 W. Northern Ave.  
Phoenix, AZ

2

### SEARS

9617 N. Metro Pkwy. W  
Phoenix, AZ

3

### METROCENTER MALL

9617 N. Metro Pkwy. W  
Phoenix, AZ

4

### CACTUS RECYCLING

2522 W. McDowell Rd.  
Phoenix, AZ

5

### FEDEX SHIPPING

2320 W. Peoria  
Phoenix, AZ

6

### US POST OFFICE

8155 N Black Canyon Hwy.  
Phoenix, AZ