

# 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

|               |                |
|---------------|----------------|
| AVAILABLE SF  | 1,627-4,570 SF |
| BUILDING SIZE | 114,138 SF     |
| RENOVATED     | 2016           |
| MARKET        | Phoenix        |

**For more information, please contact:**

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### **CONNER LEE**

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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    | 107     | 4,570      | 1,438       | 30       | IND  | 0        | 1  | 0  |
| 2323     | 205-206 | 2,972      | 996         | 33       | IND  | 0        | 2  | 0  |
| 2329     | 303-304 | 3,254      | 2,413       | 49       | IND  | 0        | 3  | 0  |
| 2329     | 305     | 1,627      | 0           | 0        | IND  | 0        | 0  | 0  |

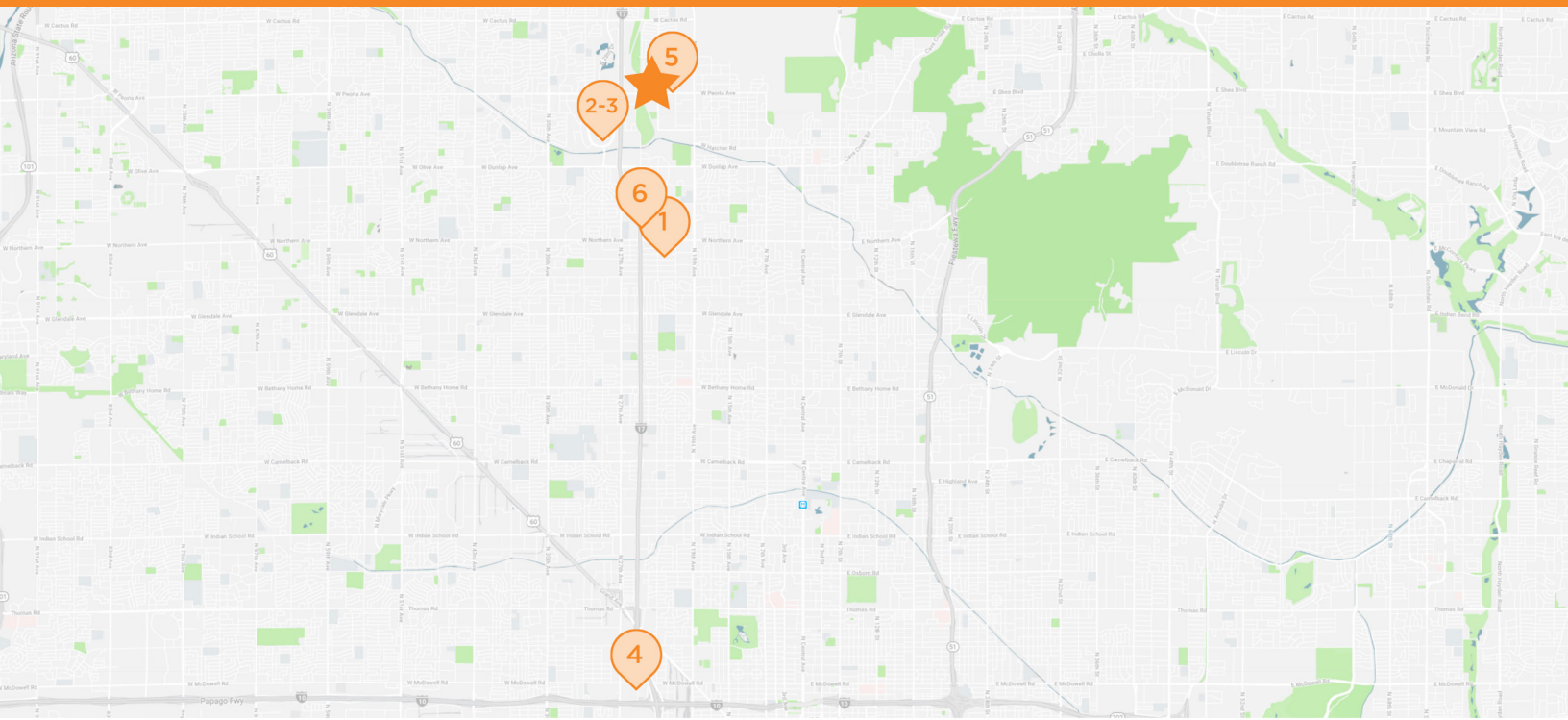
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## METRO INDUSTRIAL CENTER

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