

# 1717 EAST DONALD DRIVE

PHOENIX, ARIZONA 85024



TTR INDUSTRIAL PARK  
7TH STREET & DEER VALLEY DRIVE

AVAILABLE NOVEMBER

**FOR LEASE**

12,480 SQUARE FEET

\$1.50 NNN

**Todd Hamilton**

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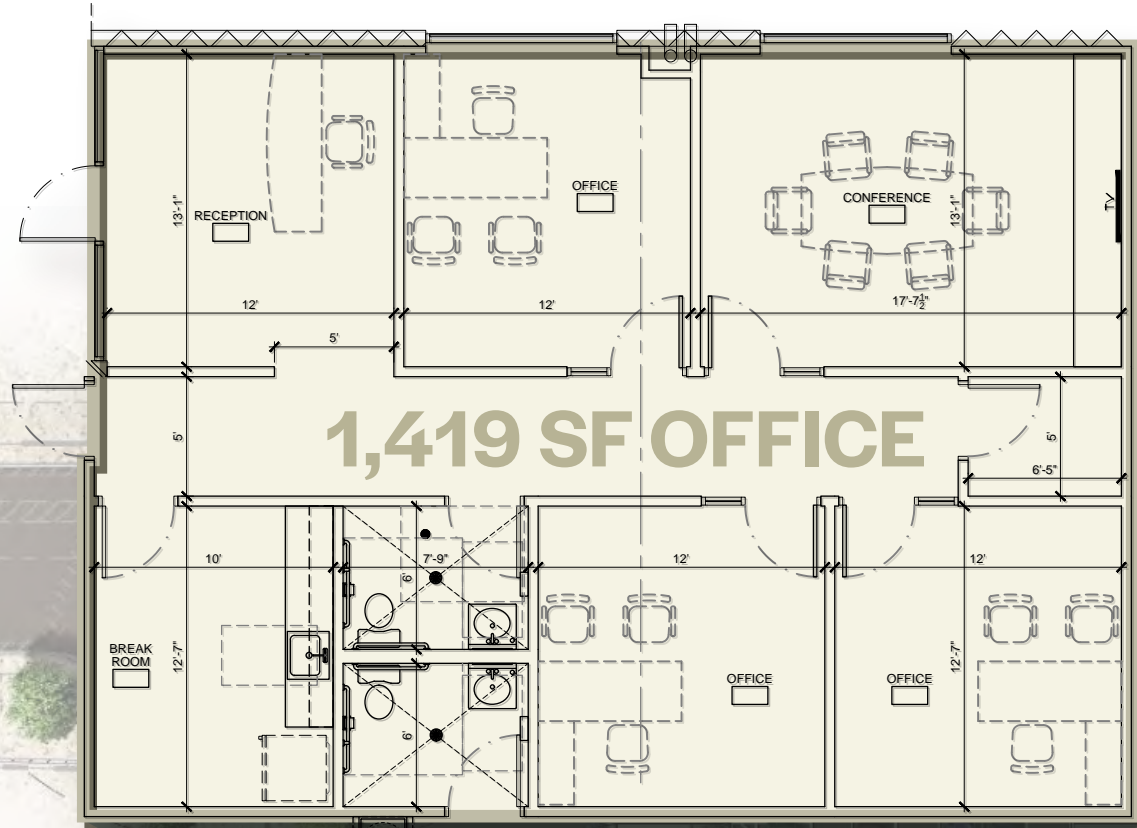
**citywide**  
COMMERCIAL REAL ESTATE

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# FLOORPLAN DETAILS

## BUILD-OUT OPTION

- 1,419 Square Foot Office Area
- 2 Offices, Reception, Break Room, Conference Room, 2 Restrooms



WH



# PROPERTY SUMMARY

## SITE FEATURES

- Fully Insulated Warehouse
- Clear Span Construction
- 8,761 & 3,544 Square Foot Yards
- 2 Entrances, Donald Drive & 17th Place



39,287 SF  
TOTAL LOT SIZE



12,480 SF  
BUILDING SIZE



800 AMP  
120/240 VOLT  
3 PHASE



20' CLEAR  
HEIGHT



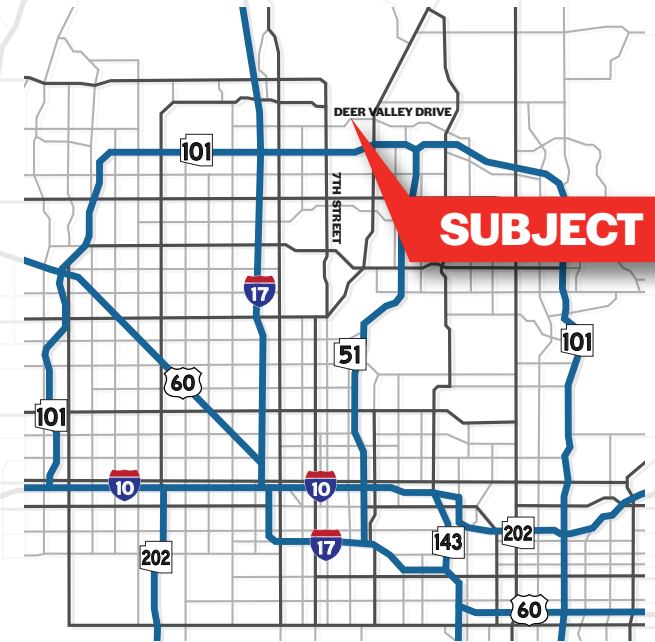
3 - 12' X 14' GRADE  
LEVEL DOORS



2 SECURED  
PAVED YARDS



A-1, CITY OF PHOENIX  
ZONING



## AREA AMENITIES

- Qualified Opportunity Zone
- Only 15 Minutes from TSMC
- Easy Access to Loop 101, I-17, & 51 Freeways
- Minutes from Deer Valley Airport
- Numerous Restaurants & Shopping Centers Nearby

## FOR MORE INFORMATION

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