

1717 EAST DONALD DRIVE

PHOENIX, ARIZONA 85024



TTR INDUSTRIAL PARK
7TH STREET & DEER VALLEY DRIVE

AVAILABLE IMMEDIATELY

FOR LEASE

12,480 SQUARE FEET

\$1.35 NNN

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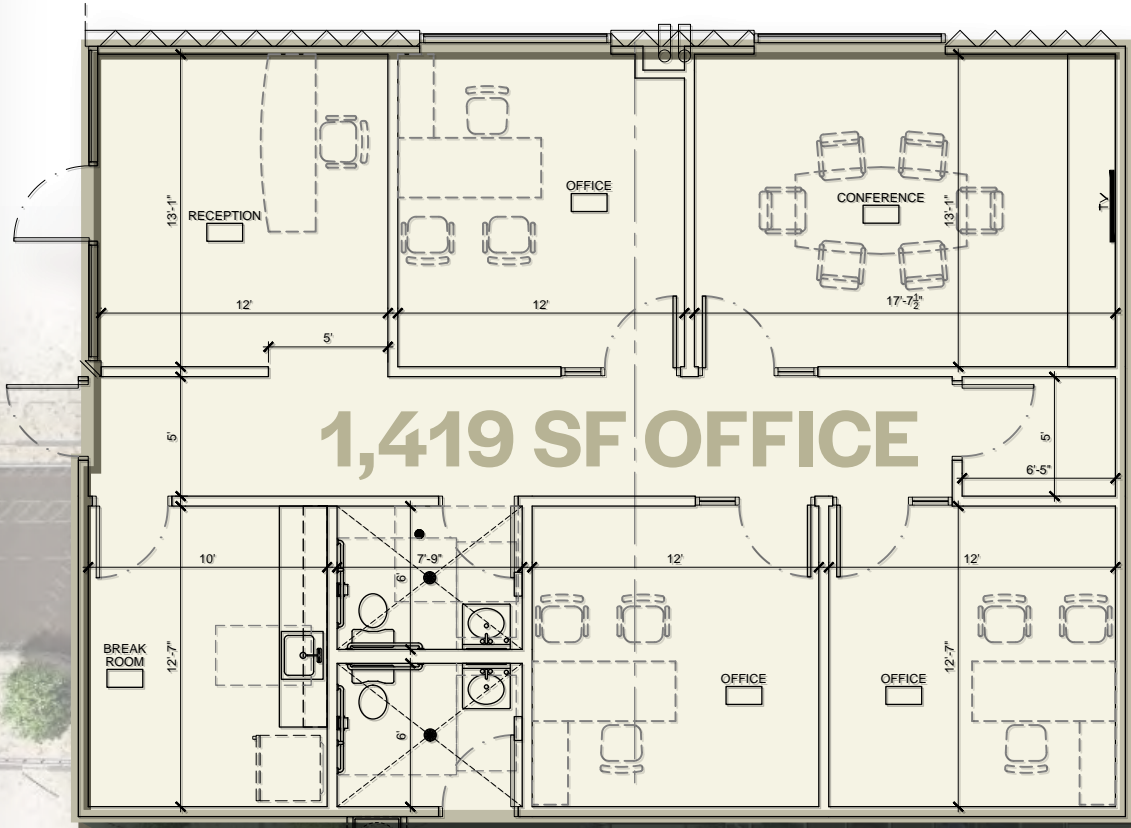
Phoenix, Arizona 85016

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COMMERCIAL REAL ESTATE

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FLOORPLAN DETAILS



1,419 SF OFFICE

BUILD-OUT OPTION

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



WAREHOUSE



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



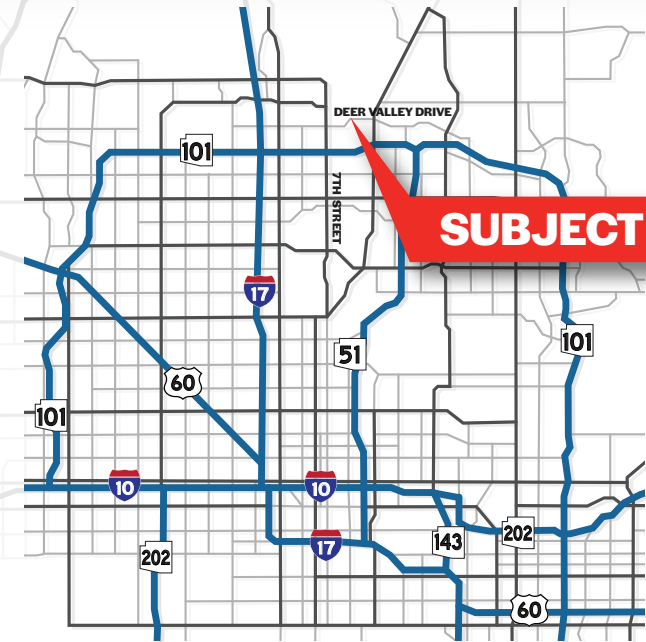
3 - 12' X 14' GRADE
LEVEL DOORS



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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