

# 441 West Geneva Drive

TEMPE, ARIZONA 85282

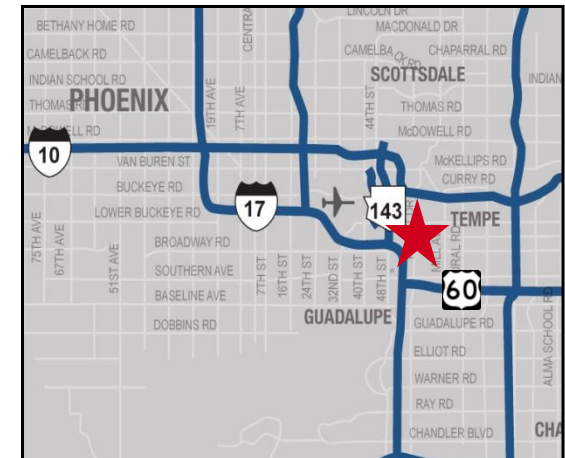
## FOR LEASE



## FREE STANDING DISTRIBUTION WAREHOUSE

### PROPERTY FEATURES

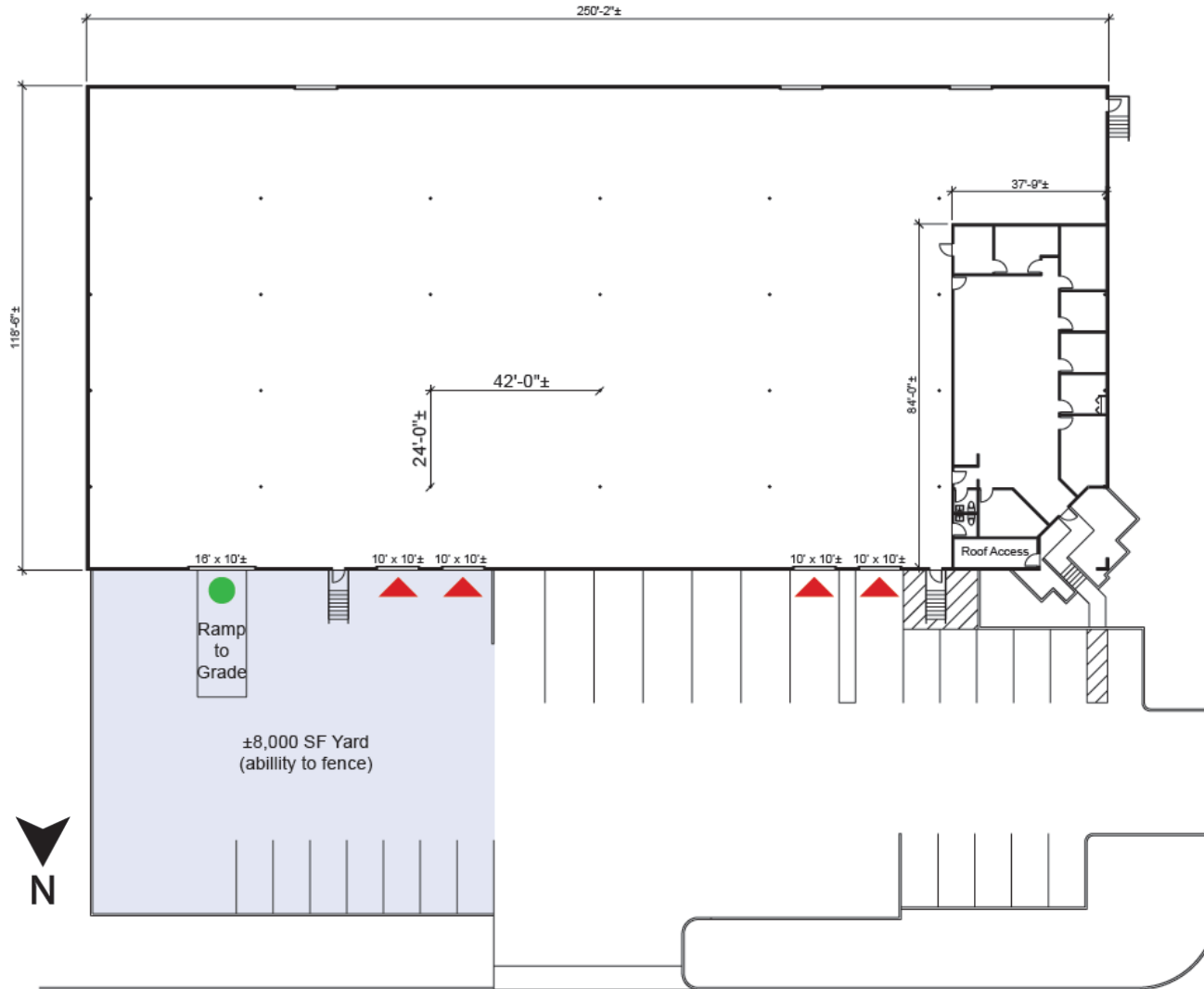
- Available: ±29,441 SF
- Office: ±2,984 SF
- Loading: 4 Dock-high (10'x10') 1 Ramp to Grade (16'x10')
- Column Spacing: 42' x 24'
- Evaporative Cooled Warehouse
- Clear Height: 20'
- Paved yard: 8,000 SF (fenced upon request)
- Power: 1,200a, 120/208v
- Fully Sprinklered
- Centrally located – Broadway Industrial Park
- Minutes from I-10 and US 60
- 4 miles from Sky Harbor International Airport



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### NEW IMPROVEMENTS COMING SOON

- WAREHOUSE: New T-5 lighting, insulation and fresh paint
- OFFICE: New LED lighting, doors w/ side-lights ceiling tiles, break rm., carpet and paint

Ramp to Grade: 

Dock High: 