

FOR LEASE

YUCCA RIDGE CENTER

*Flexible Office/Warehouse Suites Available from
±2,000 - ±5,300 SF*

1545 E YUCCA ST, PHOENIX, AZ 85020



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Mathews

FOR LEASE

Yucca Ridge Center offers a rare opportunity to lease newly renovated commercial space in one of Phoenix's most unique and eclectic neighborhoods.

Two suites available

Private, assigned parking on-site

Potential for secured, gated parking lot/yard space (subject to approvals)

Zoned C-3, City of Phoenix

Excellent access to SR-51, I-17, and Loop 102/202

Located on a quiet residential side street

14' roll-up industrial garage doors

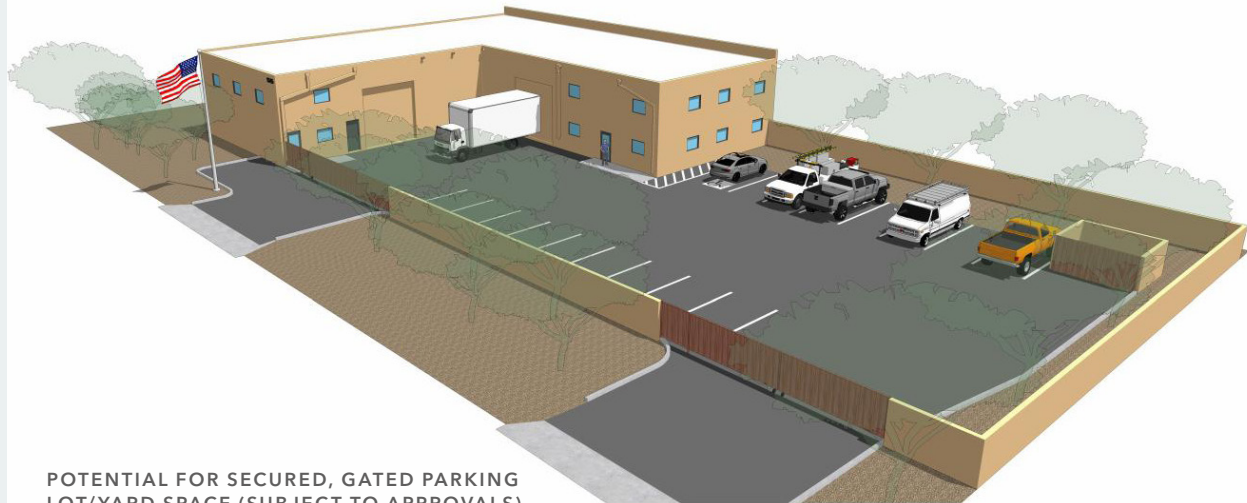
16' clear height

Electrical panel service rating in suite details

Fiber Internet service available

\$1.70/SF

INDUSTRIAL GROSS LEASE RATE



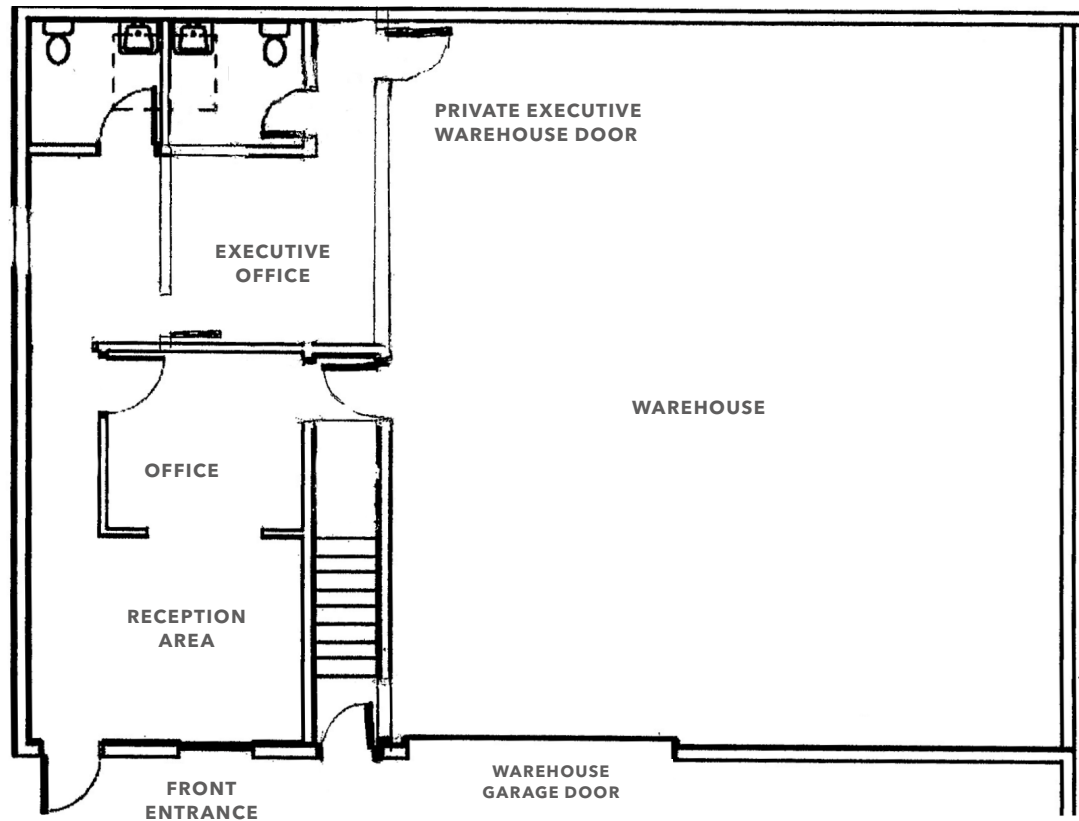
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SUITE A



±2,000 SF

TOTAL SUITE SIZE

Office 700 SF

Warehouse 1,300 SF

Two private bathrooms in suite

14' roll-up industrial garage doors

16' clear height

One 240 volt, 200 amp service panel

LED high-bay lighting

Evaporative cooled warehouse

Immediate occupancy

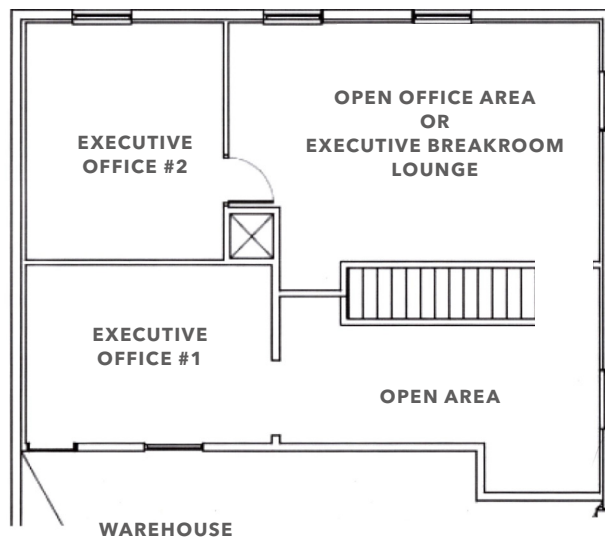
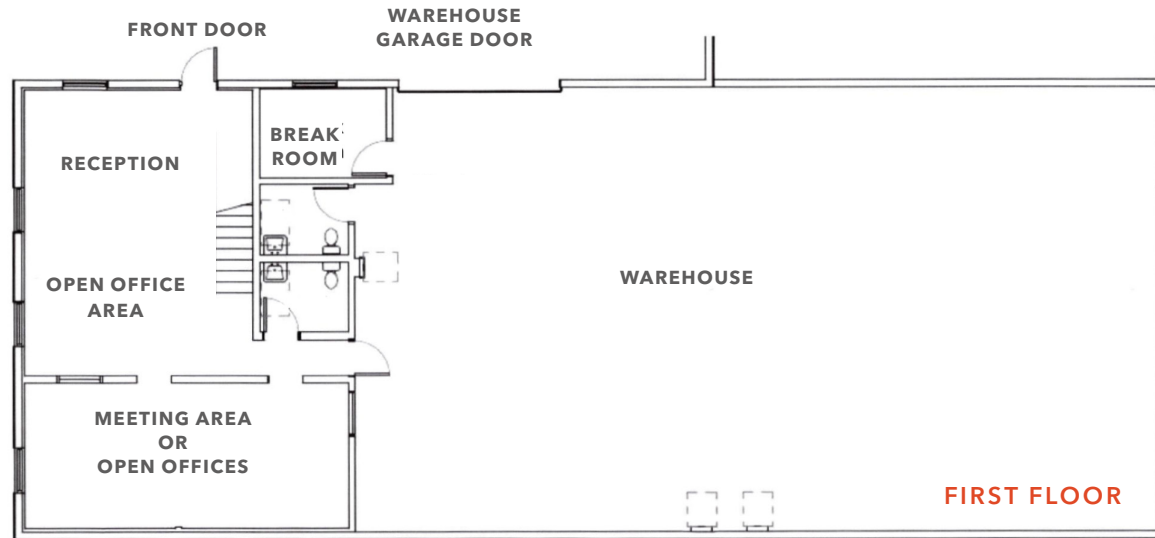
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SUITE B



±5,300 SF

TOTAL SUITE SIZE

First floor office 1,300 SF

Second floor offices 1,300 SF

Warehouse 2,700 SF

Two private bathrooms, in suite and warehouse

14' roll-up industrial garage doors

16' clear height

Two, 240 volt, 200 amp service panels

LED high-bay lighting

Evaporative cooled warehouse

30-60 days occupancy

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1545 E YUCCA ST

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