

99TH AVENUE BUSINESS CENTER

99TH AVENUE AND PIERCE STREET



FEATURES:

- CLASS "A" OFFICE / WAREHOUSE PROJECT
- LOCATED ON 99TH AVENUE JUST SOUTH OF THE INTERSTATE 10 FREEWAY.
- 99TH AVENUE FRONTAGE
- PROVIDES RESTAURANTS, RETAIL AND SERVICE RELATED AMENITIES WITHIN 2 MILES
- 20 MINUTES FROM SKY HARBOR INTERNATIONAL AIRPORT

Developed, Owned, and Managed by



BUILDING ONE FEATURES:

- ±42,495 SQUARE FEET
- 18' CLEAR HEIGHT
- 2,000 AMPS; 277/480 VOLTS
- PARKING: 3.5:1,000
- DIVISIBLE TO ±4,850 SF
- ADDITIONAL LAND FOR EXPANSION

BUILDING TWO FEATURES:

- ±79,021 SQUARE FEET
- 24' CLEAR HEIGHT
- 3,600 AMPS; 277/480 VOLTS
- PARKING: 2.75:1,000
- COMMON TRUCKWELL
- DIVISIBLE TO ±5,800 SF

*ALL DIMENSIONS APPROXIMATE

REPRESENTED BY:

BILL BAYLESS

FIRST VICE PRESIDENT

T 602.735.5652

BILL.BAYLESS@CBRE.COM

CBRE

CB RICHARD ELLIS

2415 EAST CAMELBACK RD.

PHOENIX, AZ 85016

T 602.735.5555 | F 602.735.5655

WWW.CBRE.COM/PHOENIX

99TH AVENUE BUSINESS CENTER



REPRESENTED BY:
BILL BAYLESS
 FIRST VICE PRESIDENT
 T 602.735.5652
 BILL.BAYLESS@CBRE.COM

CBRE
 CB RICHARD ELLIS
 2415 EAST CAMELBACK RD.
 PHOENIX, AZ 85016
 T 602.735.5555 | F 602.735.5655
 WWW.CBRE.COM/PHOENIX

© 2007 CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. BB4736_05/07



SITE PLAN NOT TO SCALE