

FOR  
LEASE

# 9950 WEST VAN BUREN STREET

AVONDALE, AZ



**PROPERTY OWNED AND MANAGED BY:**



- Stable and flexible property owner in Phoenix / Tucson metro, since 1992, with 97 office and industrial buildings totaling over 10.3 million square feet.
- Local Ownership with in-house property management professionals to service our customers.
- Move-in ready suites available for immediate delivery.
- Efficient lease negotiation process.

**PROJECT INFORMATION:**

- **PROJECT SIZE:** ±79,150 SF
- **DIVISIBILITY:** ±813 SF Office  
±3,558 SF Office Warehouse
- **YEAR BUILT:** 2007
- **ZONING:** PAD, City of Avondale  
Office and Industrial
- **CLEAR HEIGHT:** ±18'
- **LOADING:** ±10' x 12' | Grade Level Doors
- **POWER:** 2000A/277-480V
- **ELECTRIC:** SRP
- **COMMUNICATIONS:** CenturyLink
- **WATER/SEWER:** City of Avondale
- **GAS:** Southwest Gas Corp
- **PARKING:** 240 Spaces (3.03/1000)  
Additional parking may be available if required
- Proximity to I-10 and W Loop 101 Interchanges  
at 99th Ave and McDowell Rd
- Extensive frontage available along Van Buren St
- Area amenities include Gateway Pavilions, an 80  
acre retail development with restaurants, shops,  
theaters and other various retail services located  
one mile north from the project.

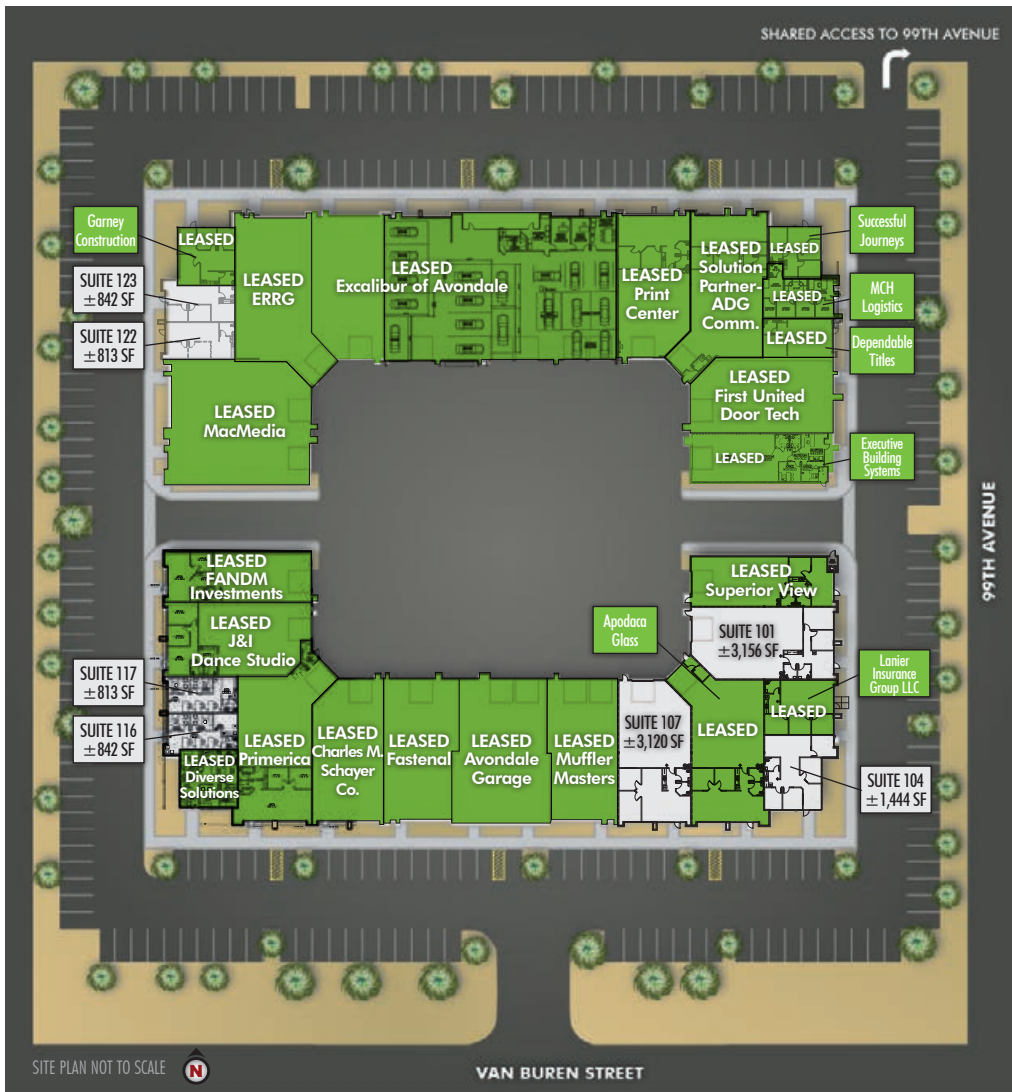
# CBRE

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## FOR MORE INFORMATION PLEASE CONTACT:

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