

3161 NORTH 35TH AVENUE | PHOENIX, ARIZONA 85017

AVAILABLE FOR SALE OR LEASE

±19,368 SF FREESTANDING INDUSTRIAL BUILDING



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PROPERTY DETAILS

- ± 19,368 SF Freestanding Industrial Building
- Sale Price: \$3,995,000 (\$206 PSF)
- Lease Rate: \$1.07 PSF, Modified Gross
- ± 47,965 SF Lot
- ± 5,100 SF Office
- 100% HVAC
- Five 12' x 14' Grade Level Doors
- 800 Amps, 480/277V, 3 Phase Power
- ± 16' - 20' Clear Height
- Fire Sprinklered
- ± 30 Parking Stalls & Side Parking
- Industrial Park Zoning
- Close Proximity to I-17 & Grand Avenue

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FLOOR PLAN

Five 12' x 14'
Roll-Up Doors

