

3829 N. 3RD STREET | PHOENIX, ARIZONA 85012

OWNER/USER FLEX BUILDING FOR SALE



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PROPERTY DETAILS

- +/- 8,786 Square Foot Building
- +/- 18,100 Square Foot Lot (0.42 Acres)
- Sale Price: \$1,900,000 (\$216 PSF)
- Owner/User Opportunity - Possible Seller Financing
- Multi or Single Tenant Capable
- 70% Office, 30% Warehouse
- 14' Clear
- 9 Offices, 6 Restrooms, Kitchen
- Two 12' x 10' Grade Level Doors
- Mezzanine for Storage
- Monument Signage Available
- 50% HVAC in Warehouse
- C-2 Zoning, City of Phoenix

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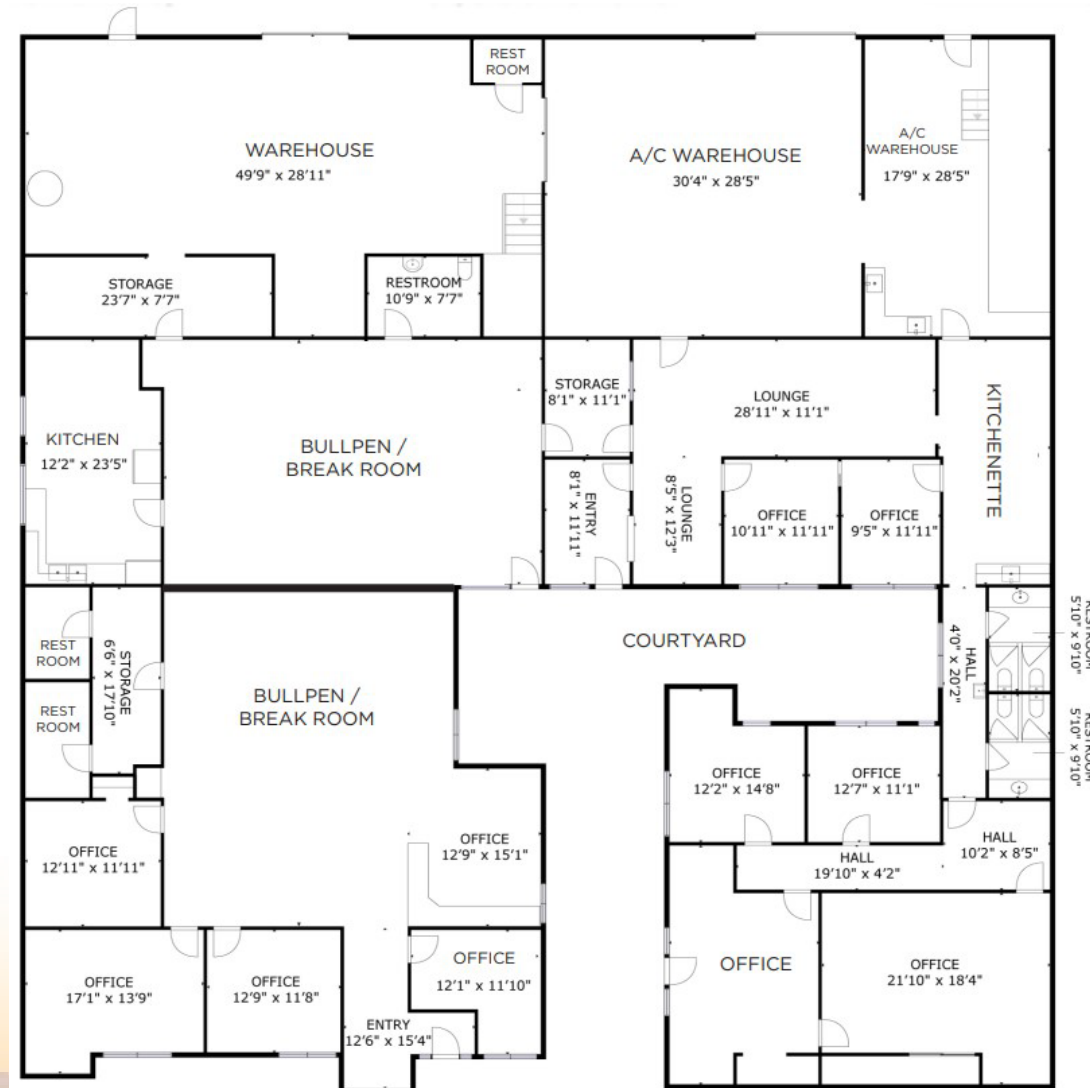




FLOOR PLAN

GRADE LEVEL DOOR

GRADE LEVEL DOOR



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