

# FOR SALE OR LEASE: 19,368 SF Free-standing Industrial Building

3161 N. 35th Ave. | Phoenix, AZ 85017



## PROPERTY HIGHLIGHTS

BUILDING SF : ± 19,368 SF

OFFICE SF: ± 5,100 SF

CLEAR HEIGHT: ± 16'-20'

COOLING: Full HVAC

BUILT: 1980 | 2022

POWER: 400 amps, 480/277V, 3p

LOADING: 5 (12'X14') Grade Level Doors

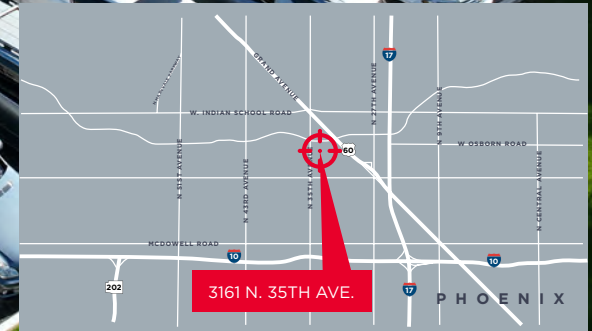
PARKING: ± 30 Stalls + Side Parking

LOT SIZE: ± 47,965 SF

PARCEL: 108-03-018A

ZONING: IP - Industrial Park

FIRE SPRINKLERS: Fire Sprinkled



**Zachery VandeWeerd**  
Senior Director  
+1 480 955 7999  
zach.vandeweerd@cushwake.com

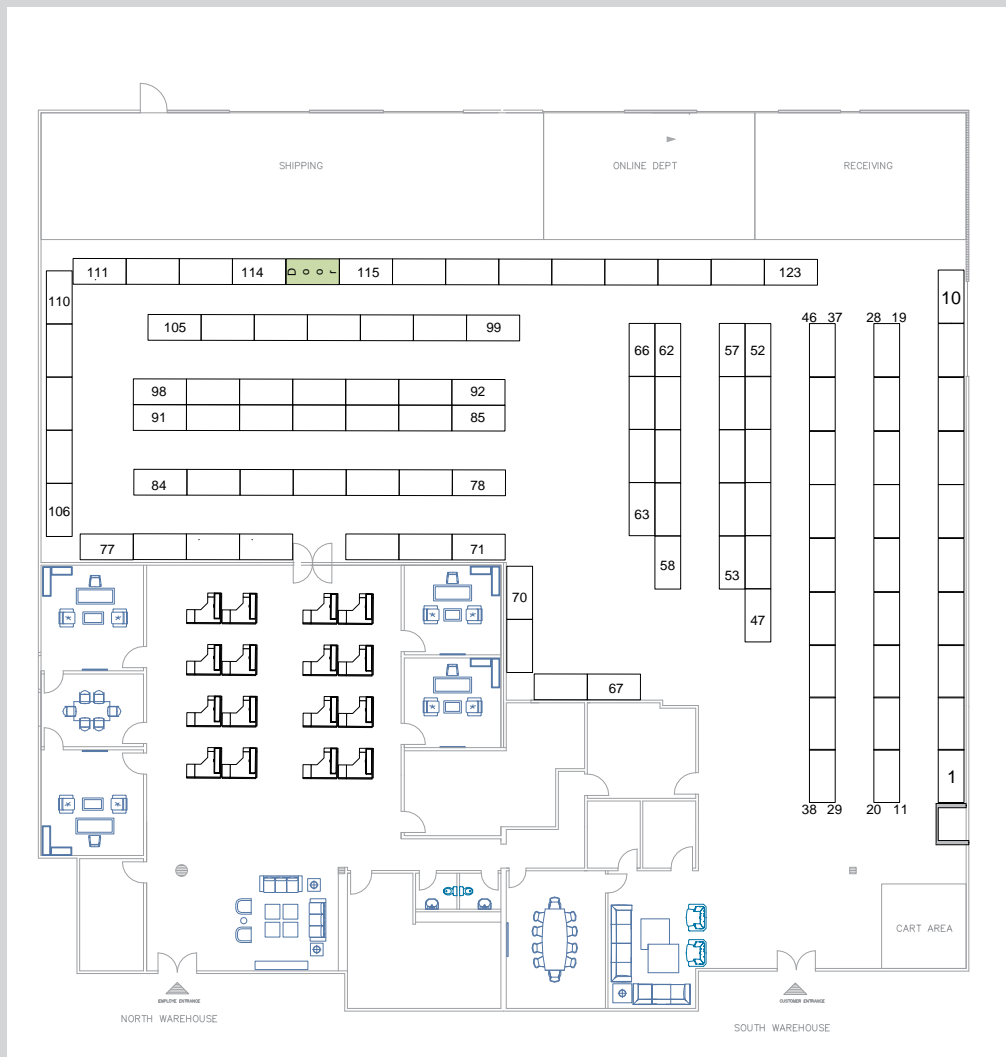
**Edan Baehmann**  
Director  
+1 602 999 4542  
edan.baehmann@cushwake.com

2555 East Camelback Road, Suite 400  
Phoenix, AZ 85016  
direct +1 602 954 9000  
fax +1 602 468 8588  
[cushmanwakefield.com](http://cushmanwakefield.com)



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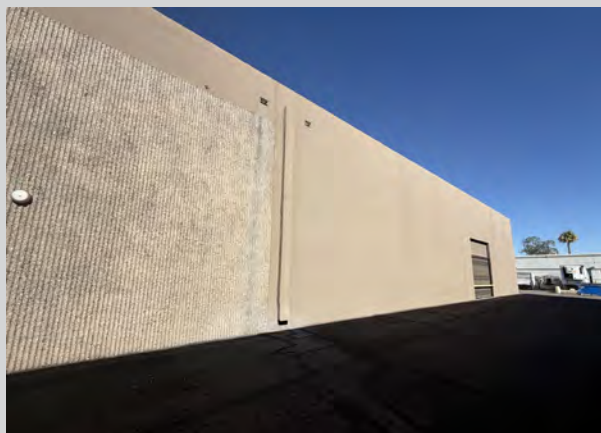
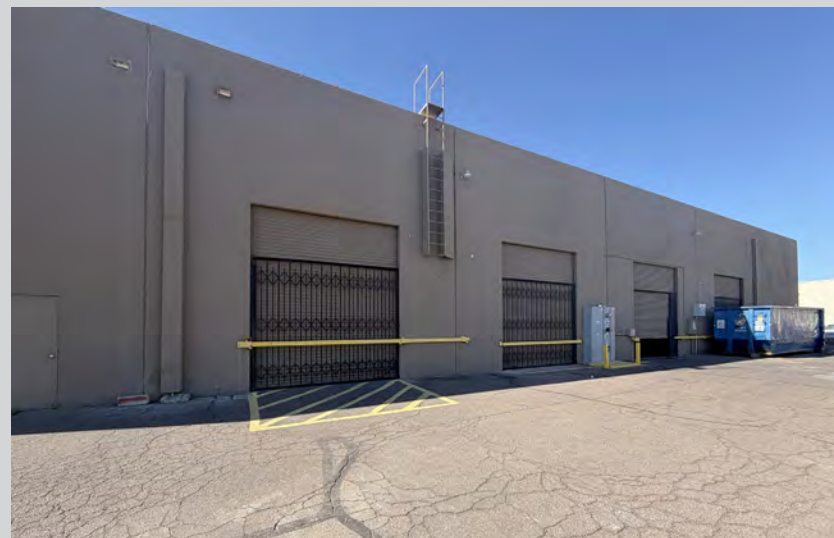
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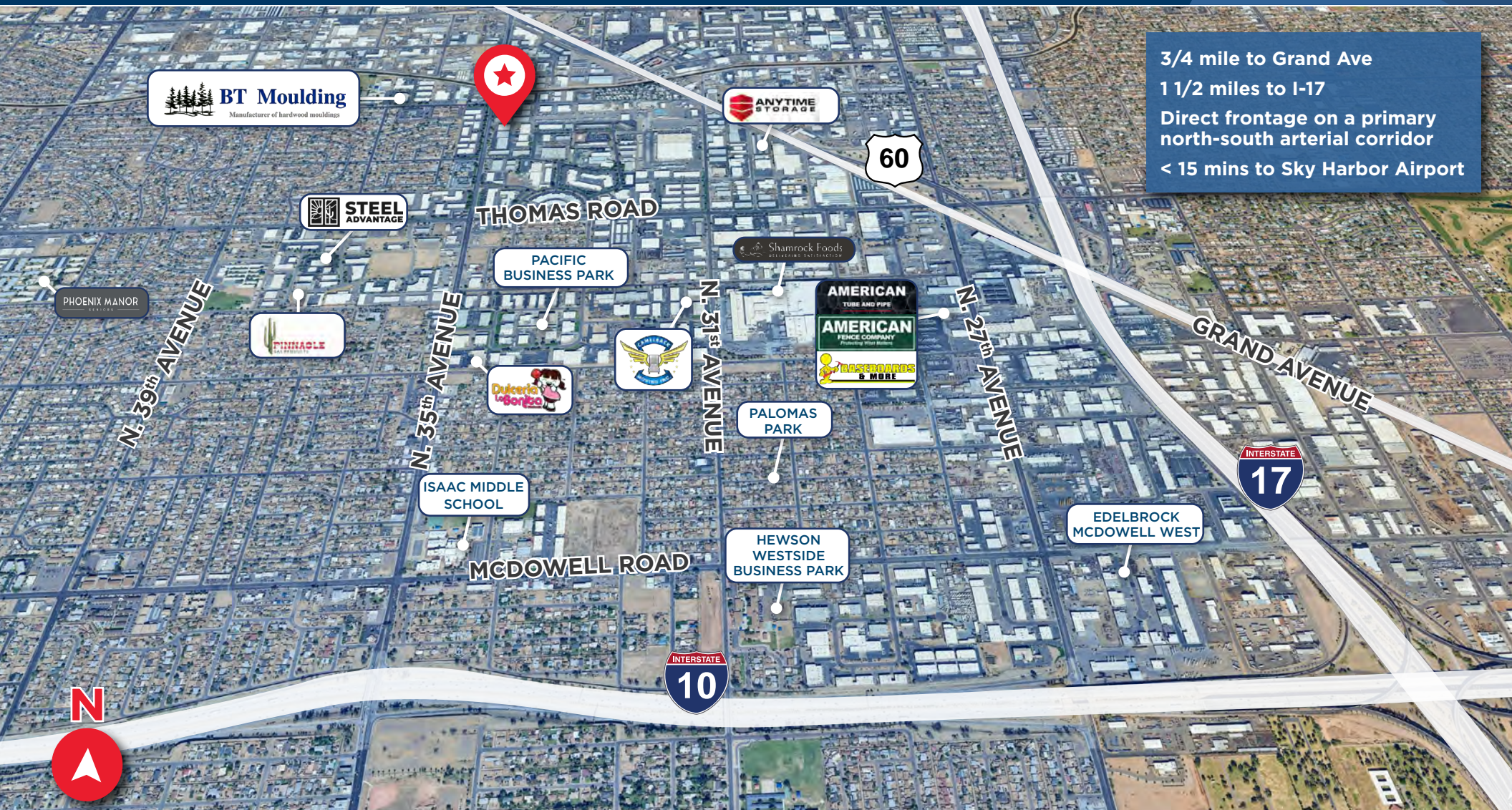
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3/4 mile to Grand Ave  
1 1/2 miles to I-17  
Direct frontage on a primary  
north-south arterial corridor  
< 15 mins to Sky Harbor Airport



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