

# FOR SALE OR LEASE: 20,238 SF SINGLE TENANT BUILDING WITH YARD

3439 S. 40<sup>th</sup> St. | Phoenix, AZ 85040



## PROPERTY HIGHLIGHTS

- ±2,238 SF on 1.83 AC
- 400 AMPS, 277/480V 3p
- ± 1 Acre Yard
- 100% HVAC Warehouse
- 1,500 SF Office
- I-1 City of Phoenix Zoning
- 12' Clear Height
- APN: 124-50-003 & 124-50-005D
- 1 Grade Level Door



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**CUSHMAN &  
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[cushmanwakefield.com](http://cushmanwakefield.com)

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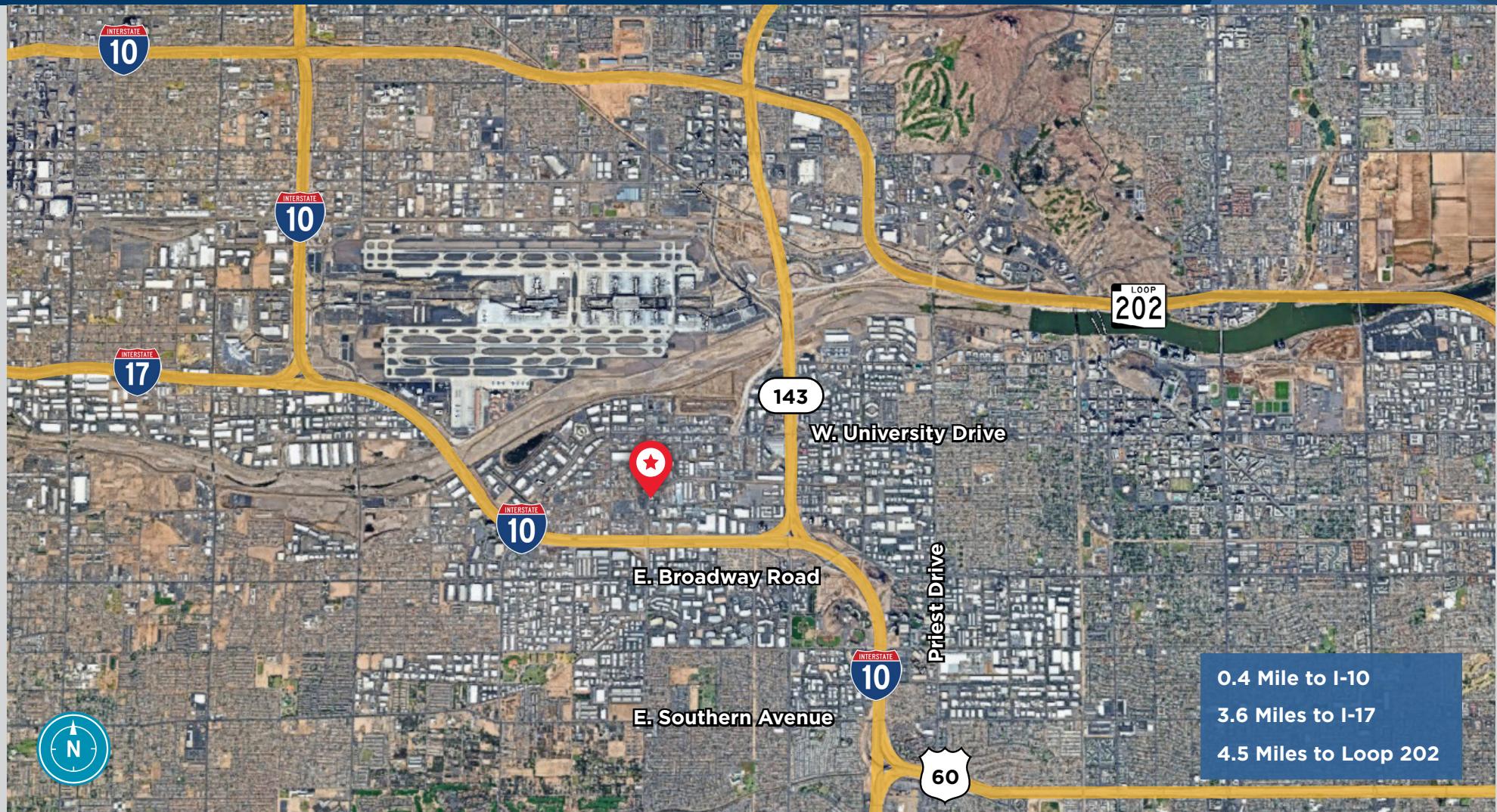


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