




Jones Lang LaSalle Americas, Inc. License #: CO508577000

# 44,314 SF For lease

3446 South 7th Street, Phoenix, AZ

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## Overview

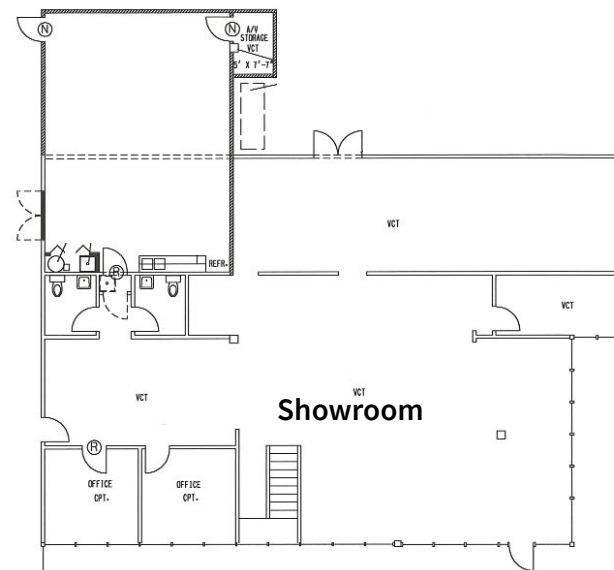
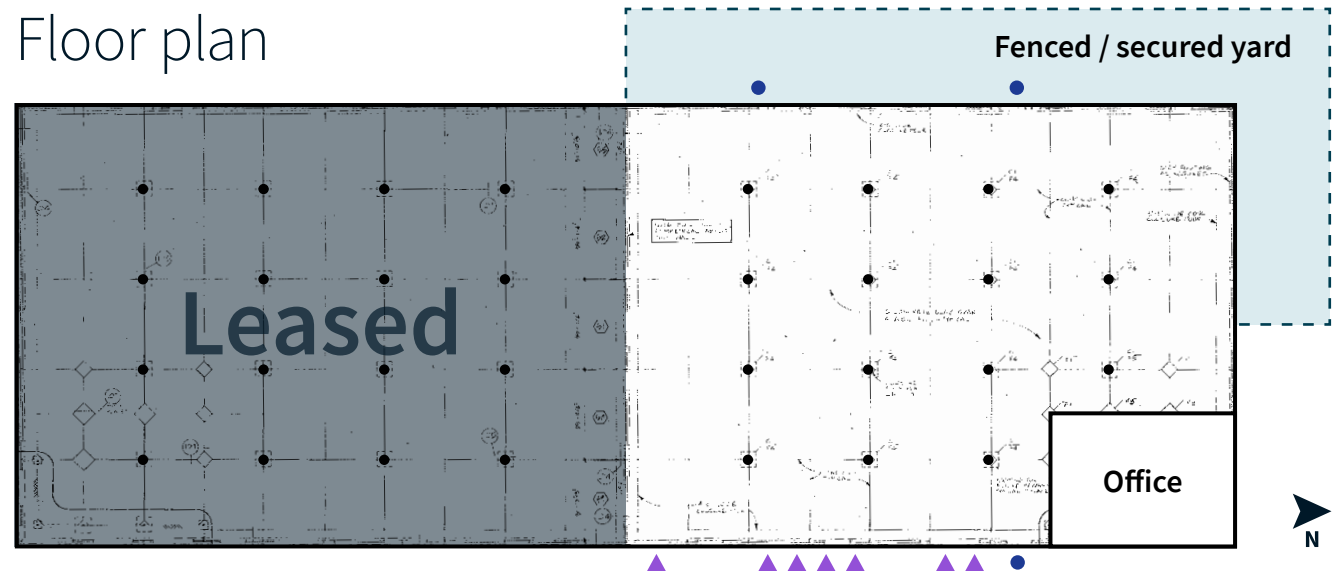
### Specifications

- 85,968 SF building
- 44,314 SF available
- $\pm 10\%$  office (two stories)
- 24' clear height
- 7 dock high doors
- 3 grade level doors
- 20' wide grade ramp
- Fully sprinklered
- LED warehouse lighting
- 600 amps (expandable)
- A-1 zoning
- Large fenced / secure yard
- Great exposure for any light showroom uses

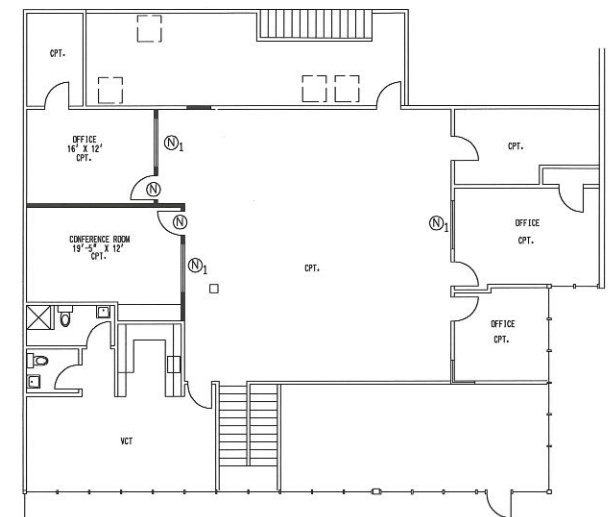
### Location features

- 1 mile to I-17
- 3.3 miles to Downtown Phoenix
- 3.8 miles to Phoenix Sky Harbor International Airport

## Floor plan



Ground floor office



Upper floor office

- ▲ Dock high door
- Grade level door



**3446 S. 7th Street / Phoenix**

## Suite photos





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## Contact

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