



# For Lease

# ±3,900 SF of Industrial Space

23439 N. 35th Drive, Suites 4/5 | Glendale, AZ

Contact Me for Lease Information:

**Sam Jones**  
Vice President  
+1 602 222 5146  
sam.jones@colliers.com

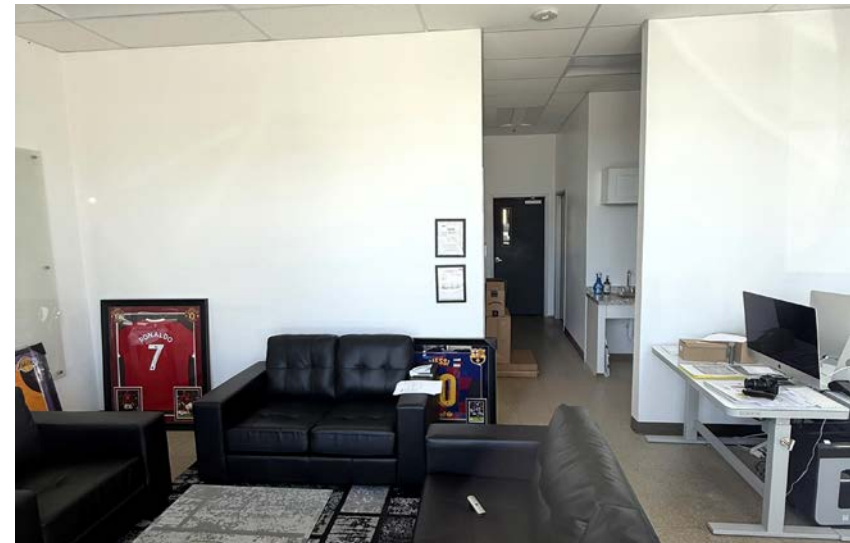
**Colliers**  
2390 E Camelback Rd, Ste 100  
Phoenix, AZ 85016  
+1 602 222 5000



# Suite Features

23439 N. 35th Drive, Suites 4 & 5 | Glendale, AZ

USE	Distribution/Warehouse
BUILDING SQ. FT.	±3,900 SF
DIVISIBILITY	Divisible to ±1,950 SF
OFFICE SQ. FT.	±750 SF Per Suite
CLEAR HEIGHT	±14
DOORS PER SUITE	One (1) Grade Level Door
SPRINKLERS	Wet
POWER PER SUITE	250 Amps, 208/120V 3 Phase, 4W
ZONING	CP/BP
BUILT	2019



## 2025 Demographics



### Population

3-miles	66,512
5-miles	197,016
10-miles	799,576



### Avg Household Income

3-miles	\$124,403
5-miles	\$121,998
10-miles	\$111,480



### Median Age

3-miles	38.3
5-miles	38.9
10-miles	40.0



### Households

3-miles	25,570
5-miles	74,102
10-miles	308,919



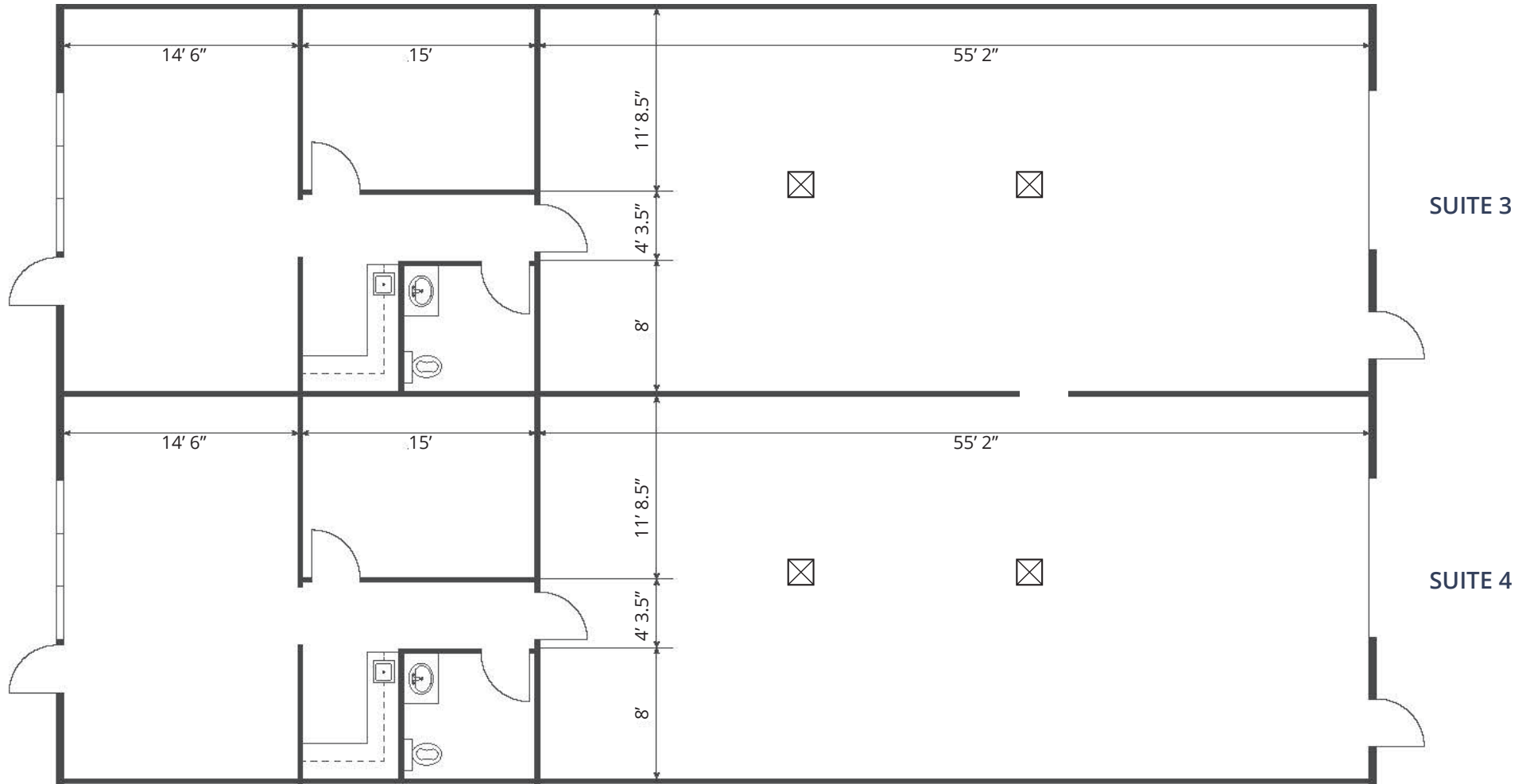
# Photos

23439 N. 35th Drive, Suites 4/5 | Glendale, AZ 85310



# Floor Plan/Aerial

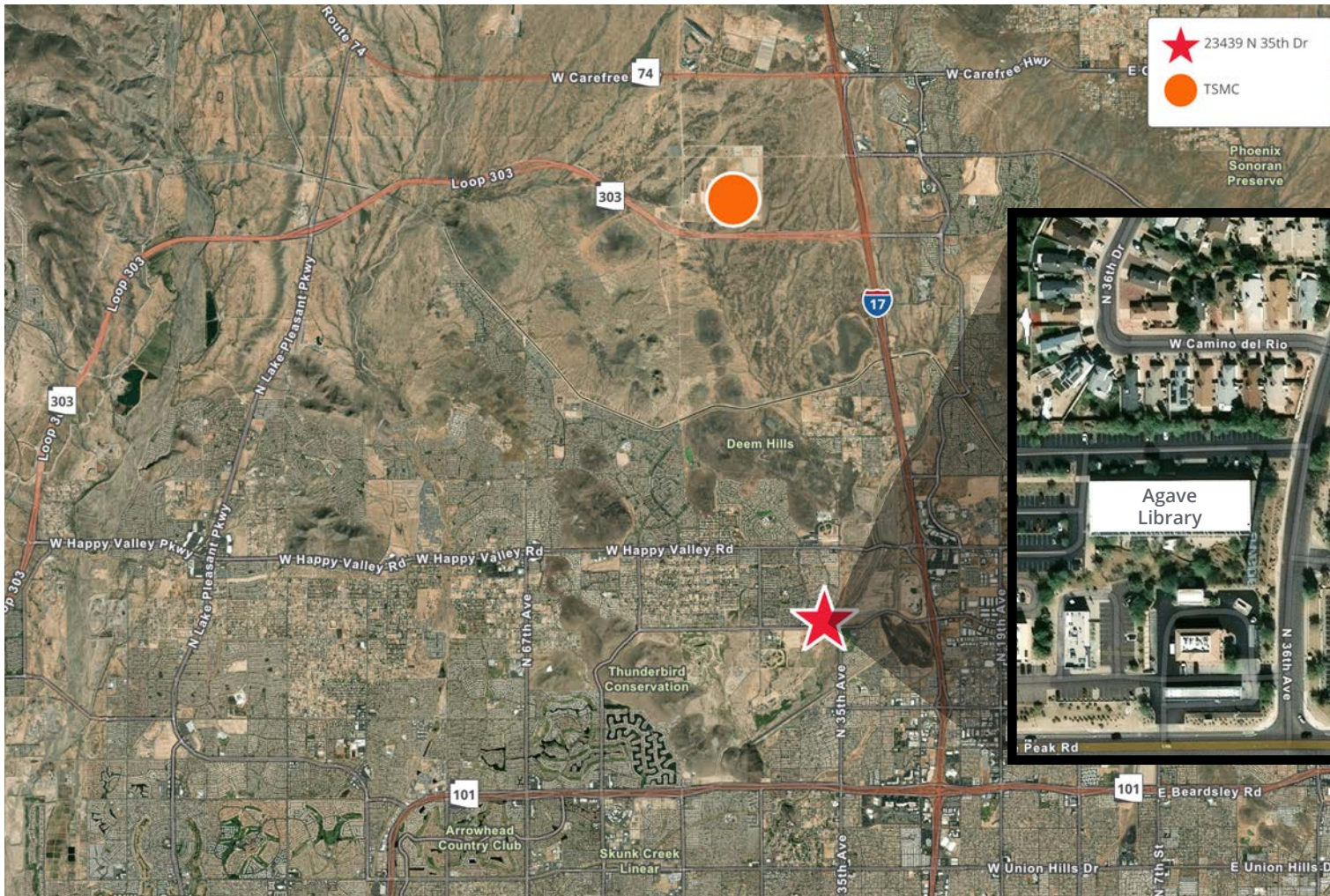
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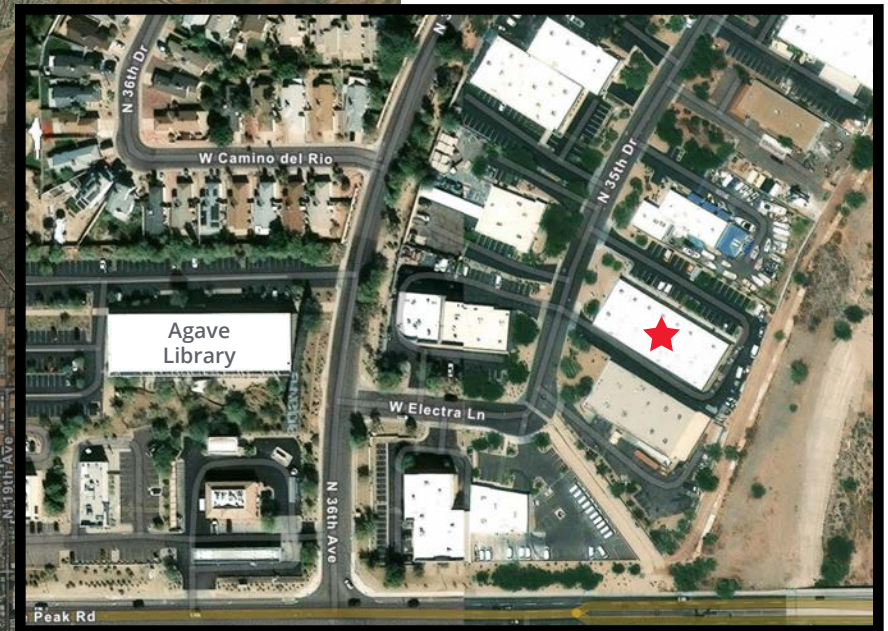
# Aerial

23439 N. 35th Drive, Suite 4/5 | Glendale, AZ



★ 23439 N 35th Dr  
● TSMC

- ±2.2 miles west of I-17
- Conveniently located near TSMC.



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