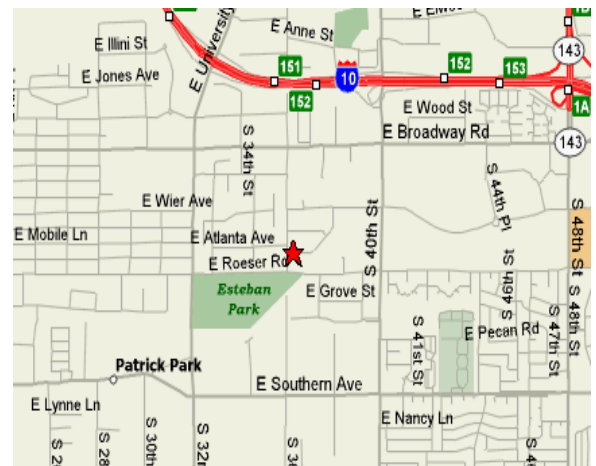


# AVAILABLE

3640 E. Roeser Road  
12,000 Sq. Ft.

## Features:

- Located just min. from I-10, 202 & I-17 freeways
- 1,400 sq. ft. a/c office area (Rec., 2 offices, bullpen, 4 restrooms, truckwell)
- 10,600 sq. ft. +/- evap. cooled warehouse
- 21' Minimum clear height
- Four (4) 12' x 14' grade level doors
- IP Zoning, City of Phoenix
- Building Signage
- 400 amps, 120/208 volt, 3 phase power
- Truckwell
- Sky Harbor Airport area
- **Competitive Gross Rental Rates**



5100 N. 40<sup>th</sup> Street  
Phoenix, Arizona 85018  
(602) 438-8000  
(602) 438-7940 fax  
[www.azindprop.com](http://www.azindprop.com)

For More Information Contact:

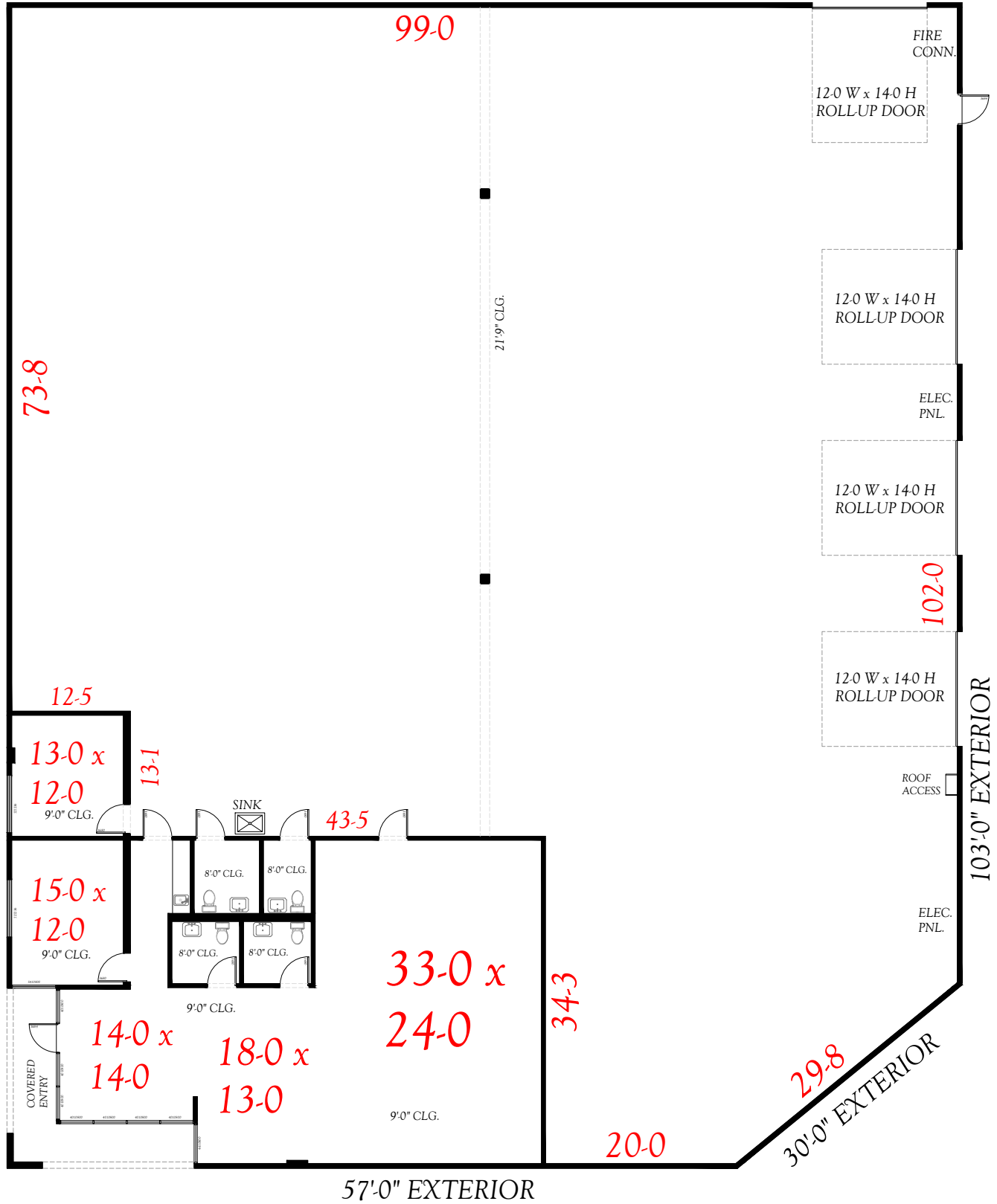
**Randy S. Warner**  
**(602) 438-8000**  
[randy@azindprop.com](mailto:randy@azindprop.com)

**No CAM's**

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100'-0" EXTERIOR

103'-0" EXTERIOR



TOTAL SF: 12,000

3640 E. ROESER RD.  
Phoenix, Arizona 85040



Arizona  
Industrial  
Properties

Randy S. Warner  
randy@azindprop.com

602.438.8000 (office)  
602.438.7832 (direct)  
602.438.7040 (fax)  
602.882.6666 (cell)

ADJACENT WAREHOUSE

RAMP

LOADING/  
UNLOADING  
(31-0 X 24-0)

100'-0" EXTERIOR

99-0

FIRE  
CONN.  
12-0 W x 14-0 H  
ROLL UP DOOR

12-0 W x 14-0 H  
ROLL UP DOOR

ELEC.  
PNL.

12-0 W x 14-0 H  
ROLL UP DOOR

ELEC.  
PNL.

12-0 W x 14-0 H  
ROLL UP DOOR

ROOF  
ACCESS

ELEC.  
PNL.

102-0

103'-0" EXTERIOR

12-5  
13-0 x  
12-0  
9'-0" CLG.

15-0 x  
12-0  
9'-0" CLG.

14-0 x  
14-0  
COVERED  
ENTRY

18-0 x  
13-0  
9'-0" CLG.

SINK  
9'-0" CLG. 9'-0" CLG.  
9'-0" CLG. 9'-0" CLG.

43-5

33-0 x  
24-0  
9'-0" CLG.

43-5

34-3

20-0

57'-0" EXTERIOR

21'-0" CLG.

29-8

30'-0" EXTERIOR

103'-0" EXTERIOR

DRIVEWAY

DRIVEWAY

PARKING

DRIVEWAY

PARKING

DRIVEWAY

103'-0" EXTERIOR

73-8

TOTAL SF: 12,000

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Phoenix, Arizona 85040



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