## FOR LEASE

Former Automotive Building





| AVAILABLE      | 2,500 <u>+</u> SF Office/Warehouse<br>Lot allows for building expansion |
|----------------|---|
| LOT SIZE       | 12,000 SF total (60' X 200')<br>5,000 SF of lot available for expansion |
| APN #          | 121-66-034b   |
| ZONING         | A-1, Light Industrial   |
| POWER          | 120/240 V Single Phase  |
| OVERHEAD DOORS | Two (2) 10' X 10'   |
| CLEAR HEIGHT   | 10' to 12'  |
| INT. DEPTH     | 33' and 24', respectively   |
| FLOOD PLAIN    | Zone X  |













Minutes to Airport

Frontage on Washington St

For more information please contact

Dan Colton, CCIM Owner/Agent

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# 3124 E. Washington Street

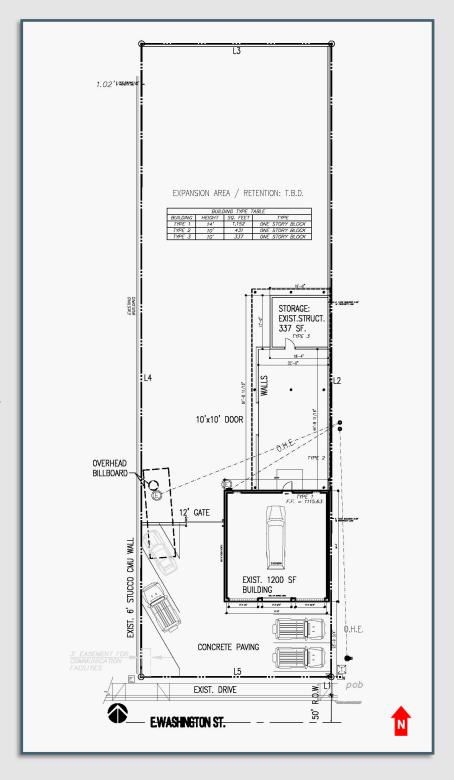
Phoenix, AZ 85034

#### Highlights

- Convenient to I-10 and Loop 202
- Located adjacent to Sky Harbor Intl. Airport
- Property on light rail and transit lines
- ► Foundation capable of supporting 50,000 lbs (4 vehicles at 12,500 lbs each)
- ▶ Warehouse depth of 33′ and 24′, respectively
- Suitable for light vehicle maintenance
- Fully fenced
- Single tenant building
- Lot allows for 5,000± SF expansion to the rear

### About the Property

Warehouse space of approximately 2,500 SF is suitable for contractors and automotive businesses. This industrial property fronts East Washington Street and is just west of 32nd Street. It is centrally located near freeways and Sky Harbor International airport. Several major employers are nearby, including Honeywell, Valleywise Health and Gateway Community College. Easy walking distance to light rail and transit system. Ample land to build.





For more information please contact Owner / Agent:

Dan Colton, CCIM, Owner/Agent

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