



Jones Lang LaSalle Americas, Inc. License #: CO508577000

44,314 SF For sale or lease

3446 South 7th Street, Phoenix, AZ

Overview

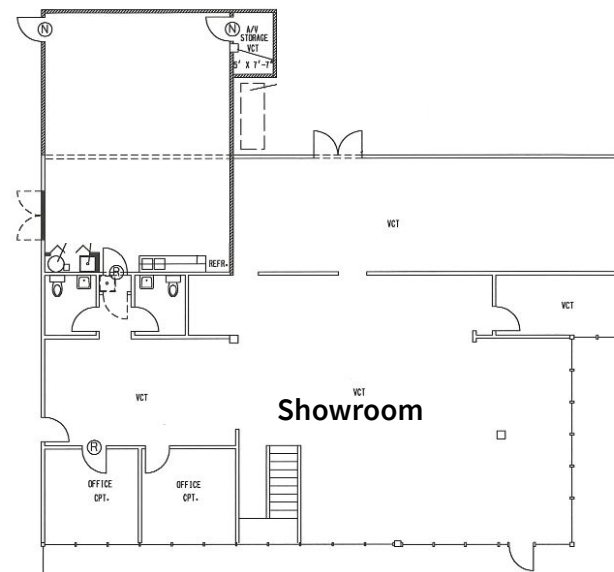
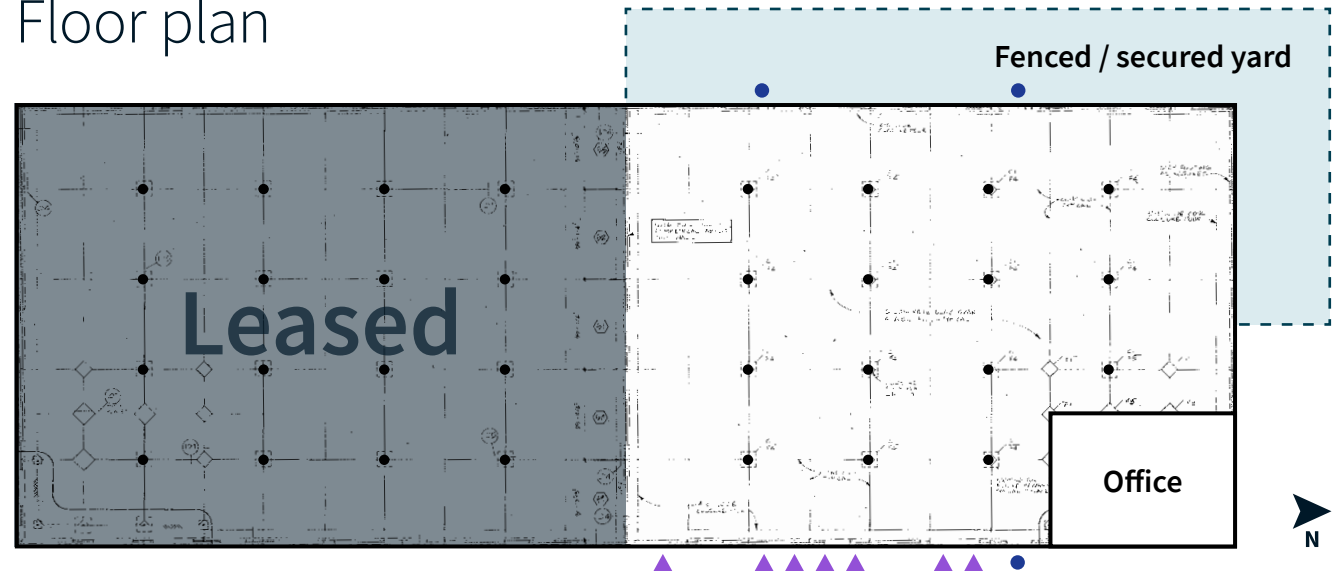
Specifications

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

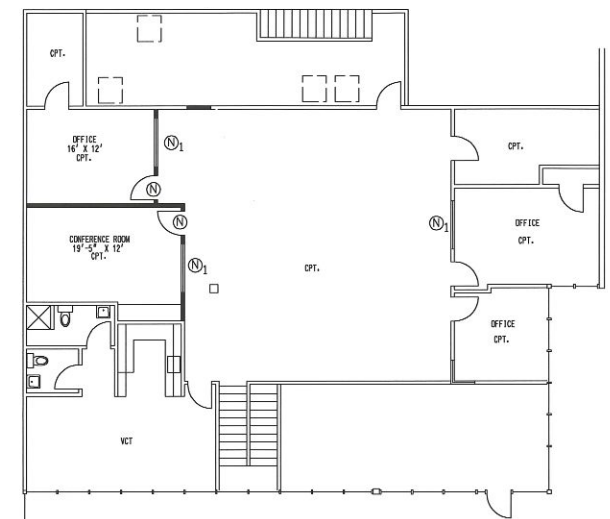
Location features

- 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

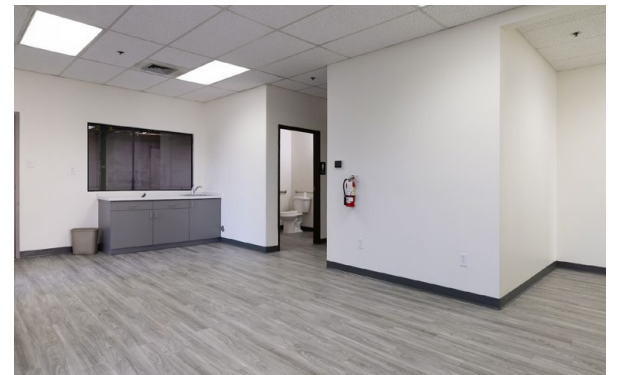
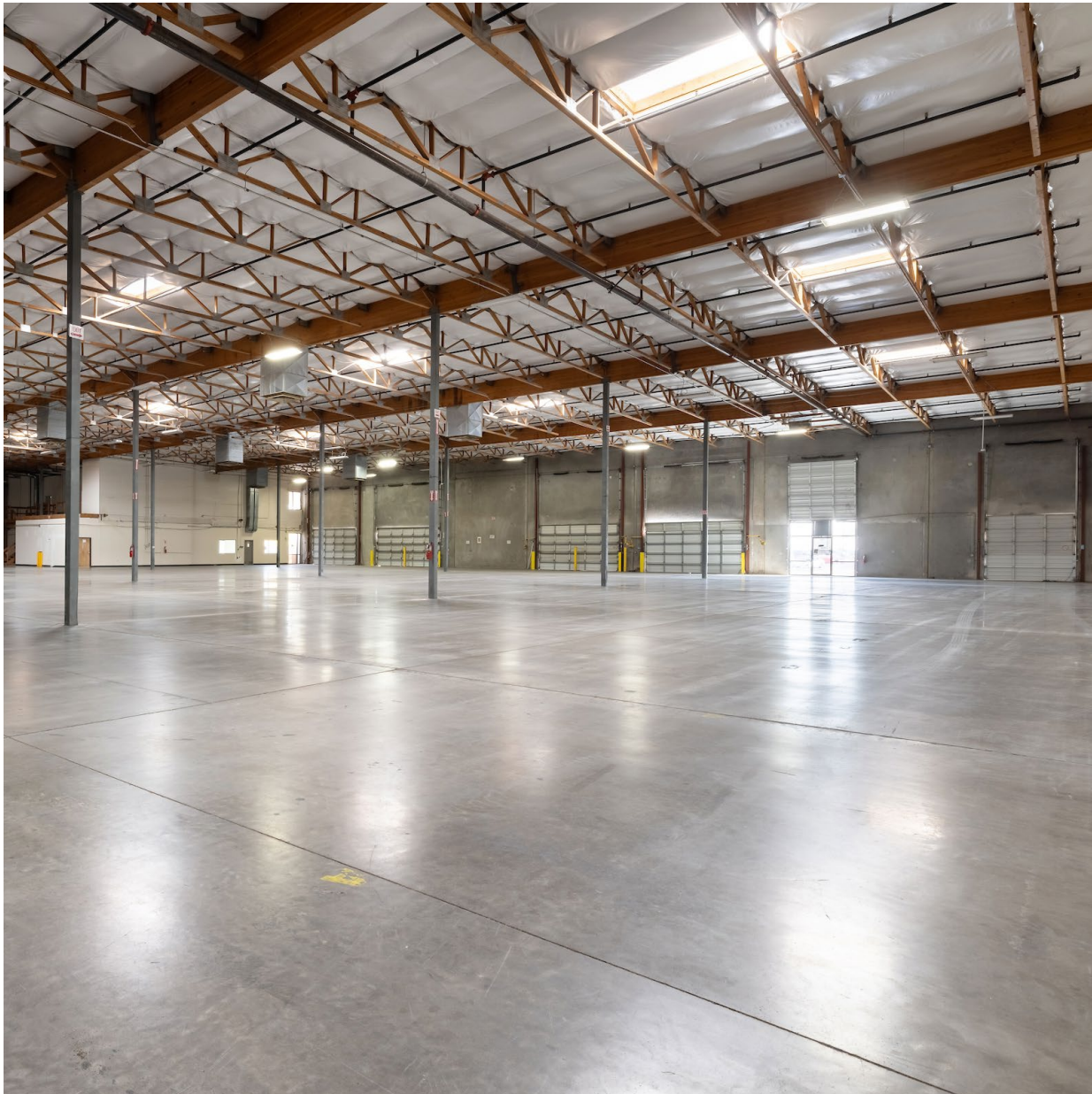


Upper floor office

- ▲ Dock high door
- Grade level door

3446 S. 7th Street / Phoenix

Suite photos



3446 S. 7th Street / Phoenix

Contact

Jason Moore, SIOR, CCIM

Managing Director
+ 1 602 282 6280
jason.moore@jll.com

Steve Larsen, SIOR, CCIM

Vice Chairman
+ 1 602 282 6296
steve.larsen@jll.com

Katie White

Associate
+ 1 480 760 3999
katie.white@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

2026 Jones Lang LaSalle IP, Inc. All rights reserved.

