

### ±15,915 SF Manufacturing | Data Center | Flex | Industrial Building For Sale

- 3 Star Flex Telecom/Data Hosting
- Situated on approximately 1 acre of land
- Zoning: IND PK, Phoenix
- Yard potential

- Parcel Number 122-76-036
- Heavy Power
- Built in 1997
- 22' Minimum Clear Height

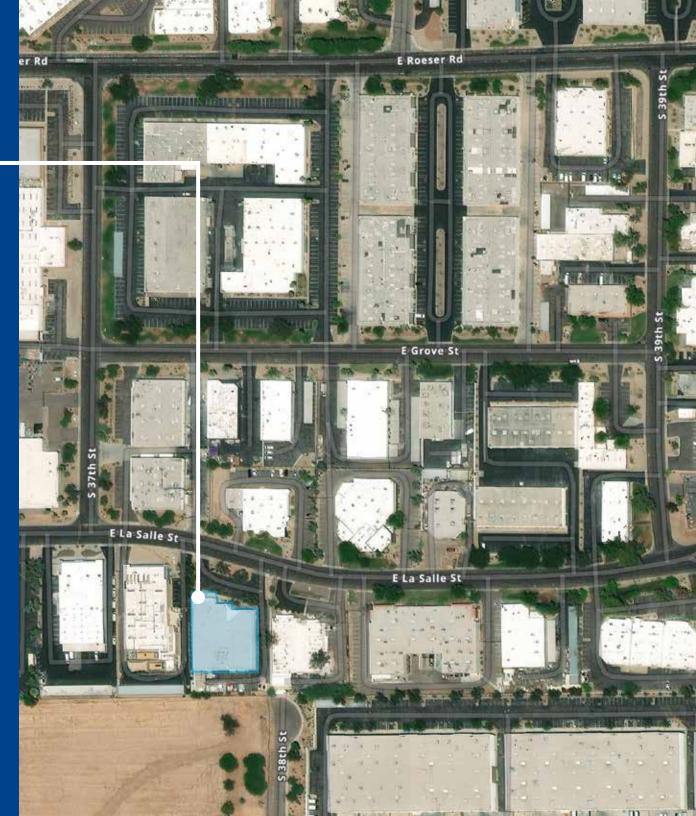
### Sale Price: \$3,900,000

Paul Sieczkowski, SIOR Senior Executive Vice President paul.sieczkowski@colliers.com +1 602 222 5085

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| Lot Size            | ±43,560 sf                   |
|---------------------|------------------------------|
| Building Size       | ±15,915 sf                   |
| Clear Height        | 22'                          |
| Warehouse           | 100% A/C                     |
| Drive-In Ramp Doors | 2 available                  |
| Sprinklorg          | FCFD                         |
| Sprinklers          | ESFR                         |
| Power               | 800amps, 277-480v<br>3 Phase |
|                     | 800amps, 277-480v            |
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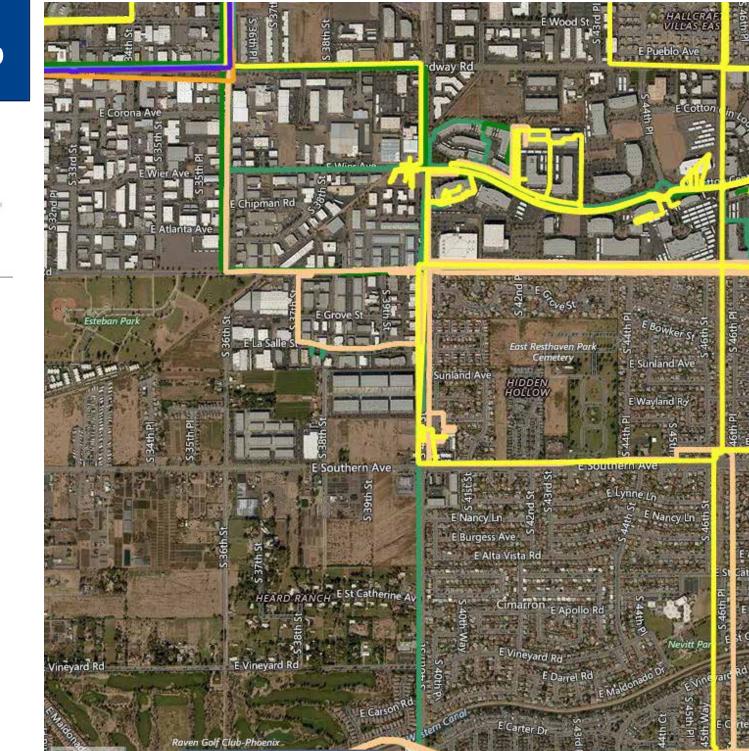
## 3719 E La Salle Phoenix, AZ 85040

# **FiberL**@cator

#### 3719 E La Salle St, Phoenix

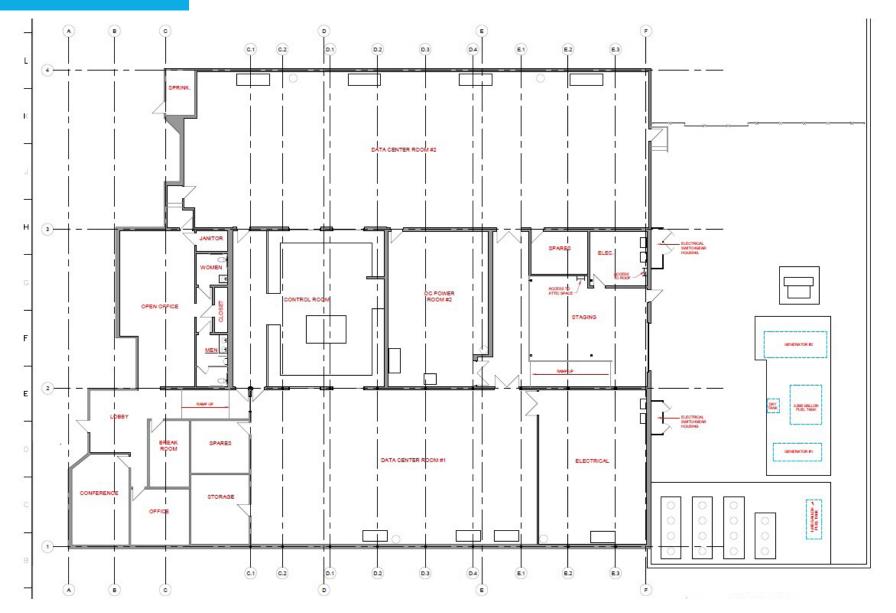
Metro Networks

- Electric Lightwave (Integra)
- 💽 Integra
- Level3 Metro
- SRP
- 🐼 Tru Com
- 🚫 Windstream
- XO Communications
- Zayo Metro
- 🐼 Zayo Planned Routes
- Long Haul Networks
- 🐼 Hudson Fiber LH Leased
- 🕢 Telia Carrier
- XO Long Haul
- 💽 rediT

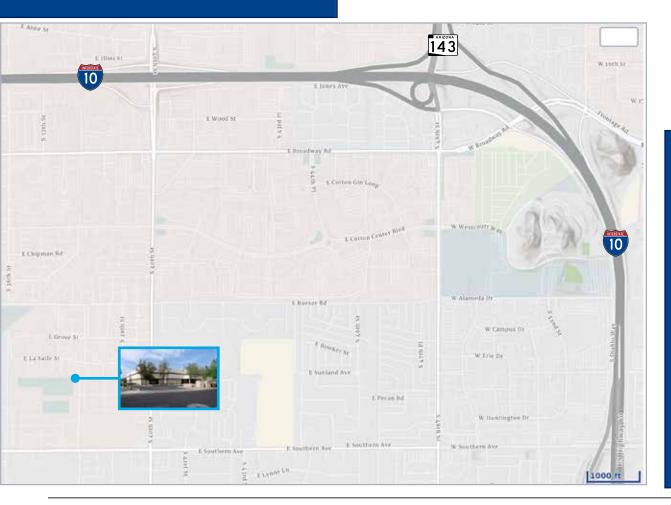


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Floor Plan



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### **Area Benefits**

- Central location (access to all areas of Phoenix Metro)
- · Highly educated and skilled workforce
- Sky Harbor Airport is ten minutes from this location
- Close proximity to I-10 freeway and Arizona State
  University





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