

3719 E La Salle Phoenix, AZ 85040

Manufacturing | Data Center | Flex | Industrial



Accelerating success.



±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

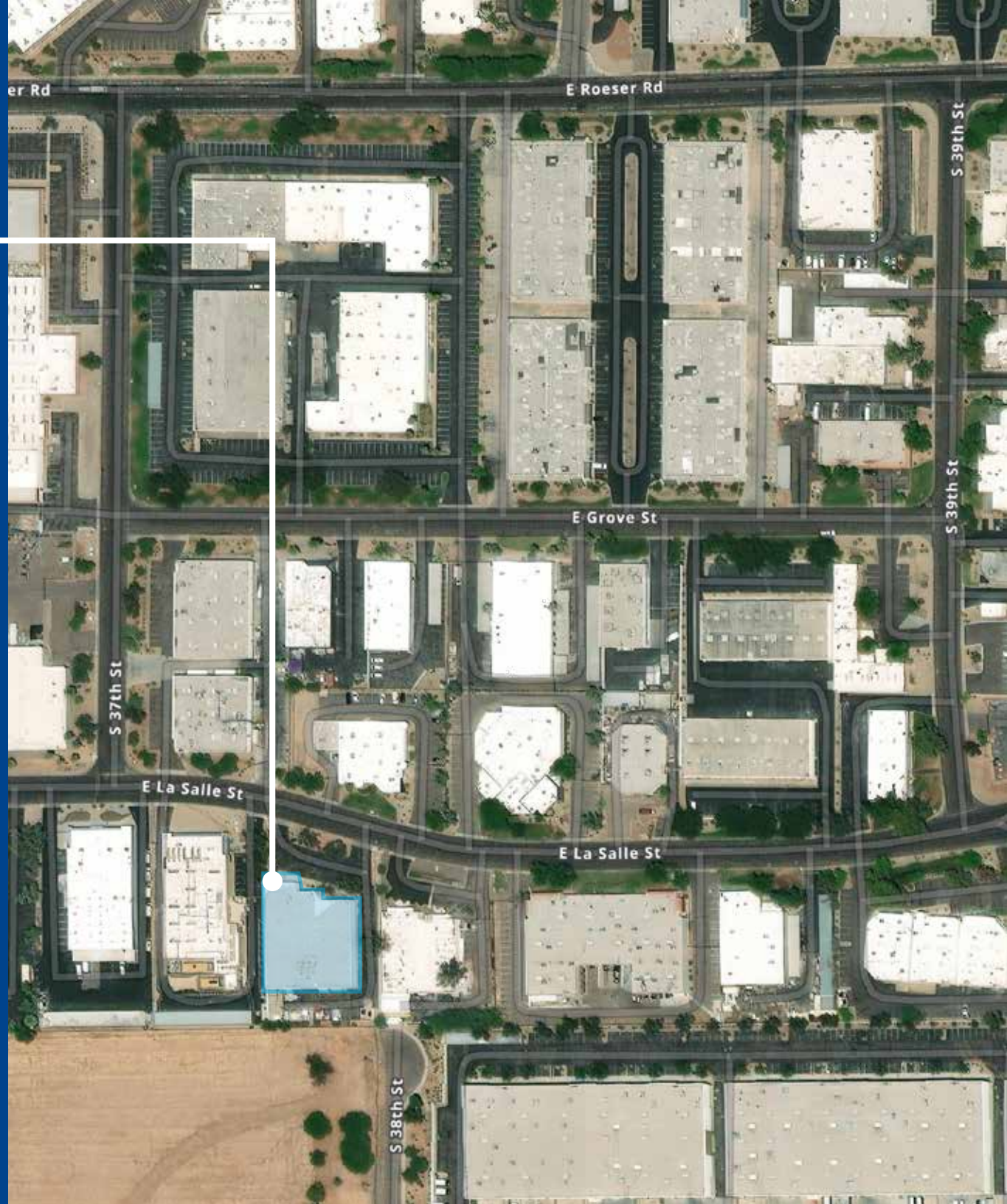
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3719 E La Salle | Phoenix, AZ
For Sale ±15,915 sf

| | |
|----------------------------|------------------------------|
| Lot Size | ±43,560 sf |
| Building Size | ±15,915 sf |
| Clear Height | 22' |
| Warehouse | 100% A/C |
| Drive-In Ramp Doors | 2 available |
| Sprinklers | ESFR |
| Power | 800amps, 277-480v 3 Phase |
| Parking Ratio | 1.80/1,000 sf |
| Zoning | IND PK Phoenix |
| Visibility | E La Salle & 37th St |



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FiberLocator

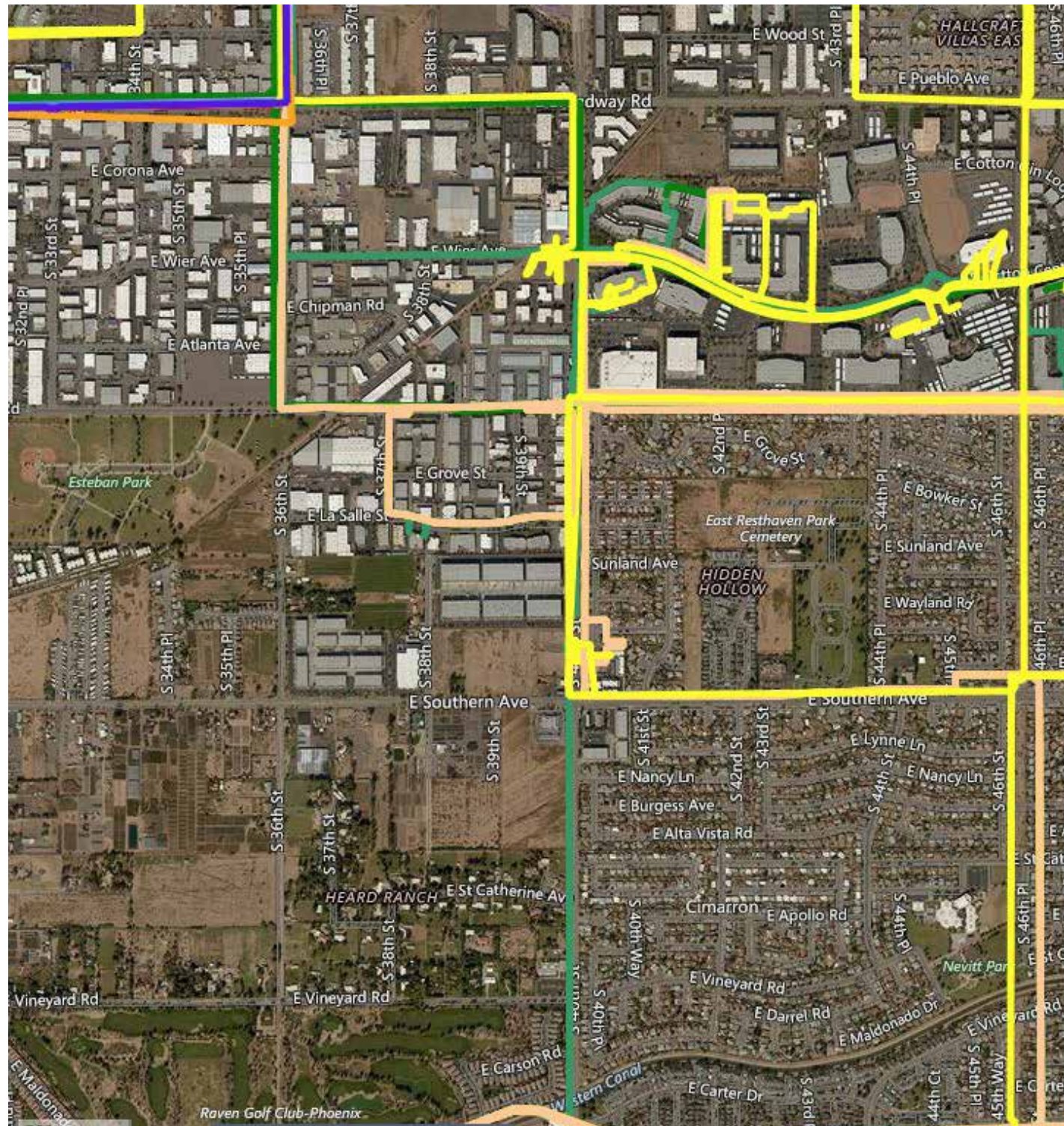
3719 E La Salle St, Phoenix

Metro Networks

- Electric Lightwave (Integra)
- Integra
- Level3 Metro
- SRP
- Tru Com
- Windstream
- XO Communications
- Zayo Metro
- Zayo Planned Routes

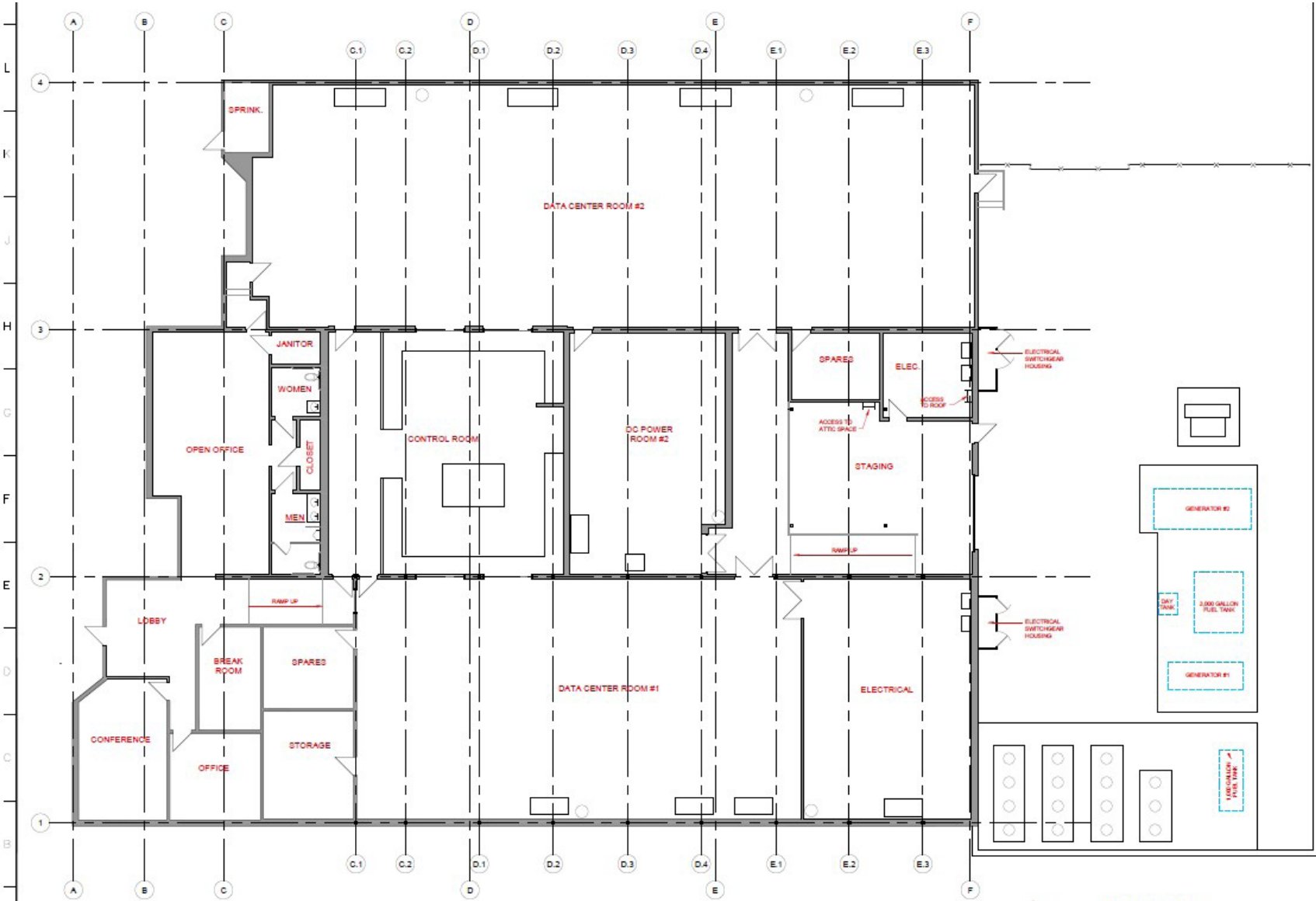
Long Haul Networks

- Hudson Fiber LH Leased
- Telia Carrier
- XO Long Haul
- redIT

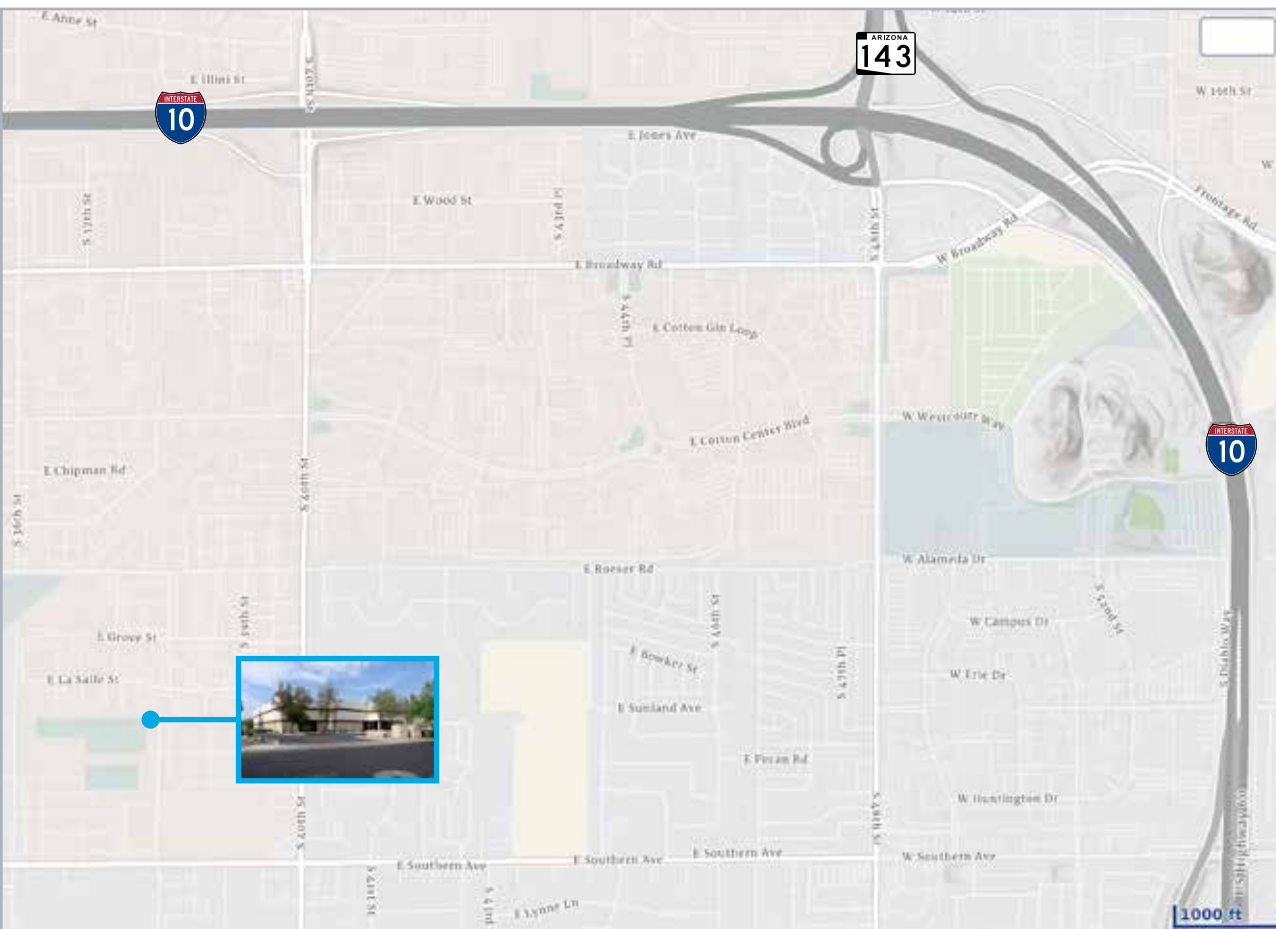


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Floor Plan



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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



Workforce
2.6 Million



Phoenix Population
5 Million



5th Largest City
in the U.S.A.



17% Growth
Annual Population

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