

3617 W CAMBRIDGE AVE | PHOENIX, AZ 85009

Flex/Industrial Building For Sale



WATCH VIDEO OF PROPERTY

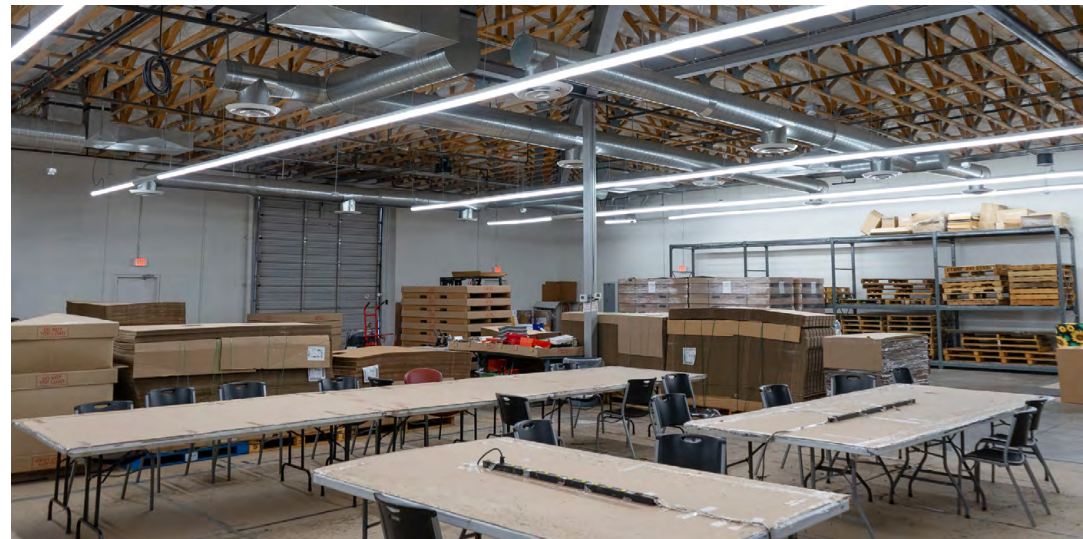
\$4,200,000 (\$201.92 PSF)

20,800 SF / 1.47 ACRES



PROPERTY OVERVIEW

SALE PRICE	\$4,200,000 (\$201.92 PSF)
BUILDING SIZE	20,800 SF
YEAR BUILT	1999/ Renovated 2021
ZONING	IP, City of Phoenix
DRIVE INS	2, Potential for 7 Total
CLEAR HEIGHT	16' (Warehouse)
POWER	1,200a/120 - 208v 3p 3w Heavy
LOT SIZE	1.47 Acres
PARKING	2.02/1,000 SF; 42 Surface Spaces
CONDITION	Excellent
SECURITY	Fenced in Yard & Alarm System
ESFR	Sprinkler System
HVAC	Air Conditioned Office & Warehouse



ADDITIONAL FEATURES



6,187 SF of
Warehouse Space



5 Minute Walk to 35th
Ave Bus Stop



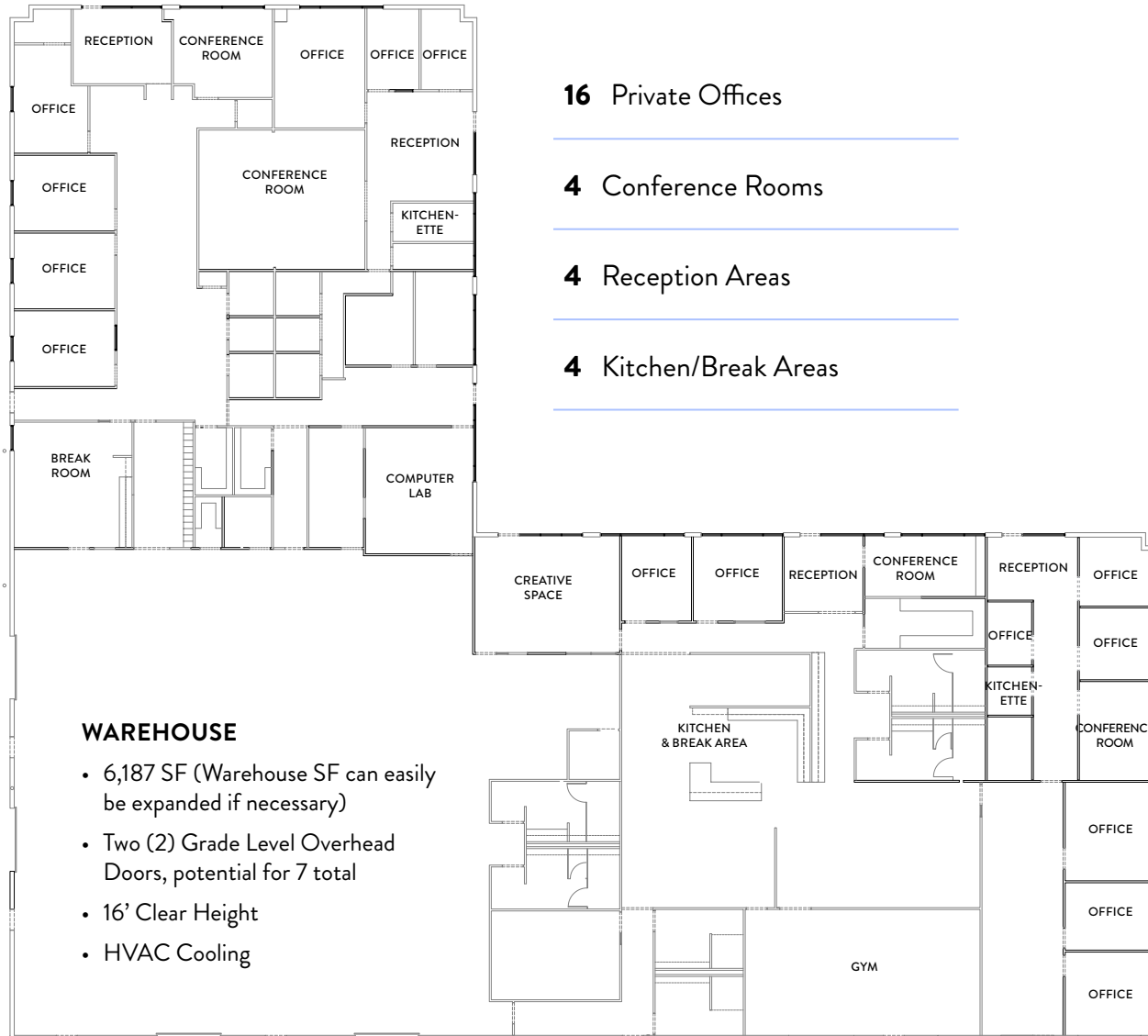
Close to I-17, I-10,
and Loop 202



On-Site Fitness
Center

FLOOR PLAN

AVAILABLE
20,851 SF



LOCATION

CENTRAL ACCESS TO I-17, US-60, & I-10

Access to major freeways within 5 minutes

PUBLIC TRANSPORTATION WITHIN MINUTES

5 minute walk to Valley Metro bus stop on 35th Avenue

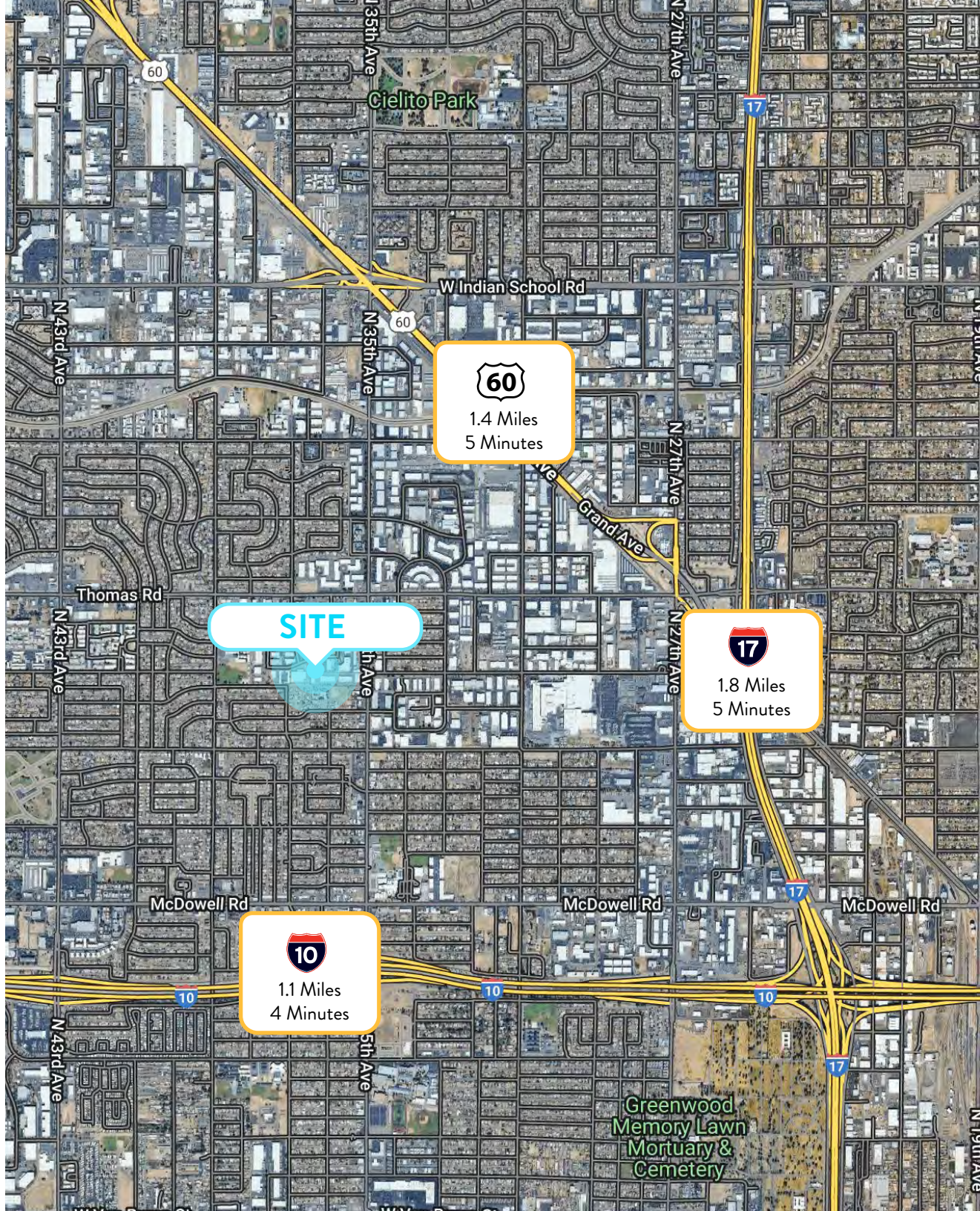
35,000 VEHICLES PER DAY

Along N 35th Ave

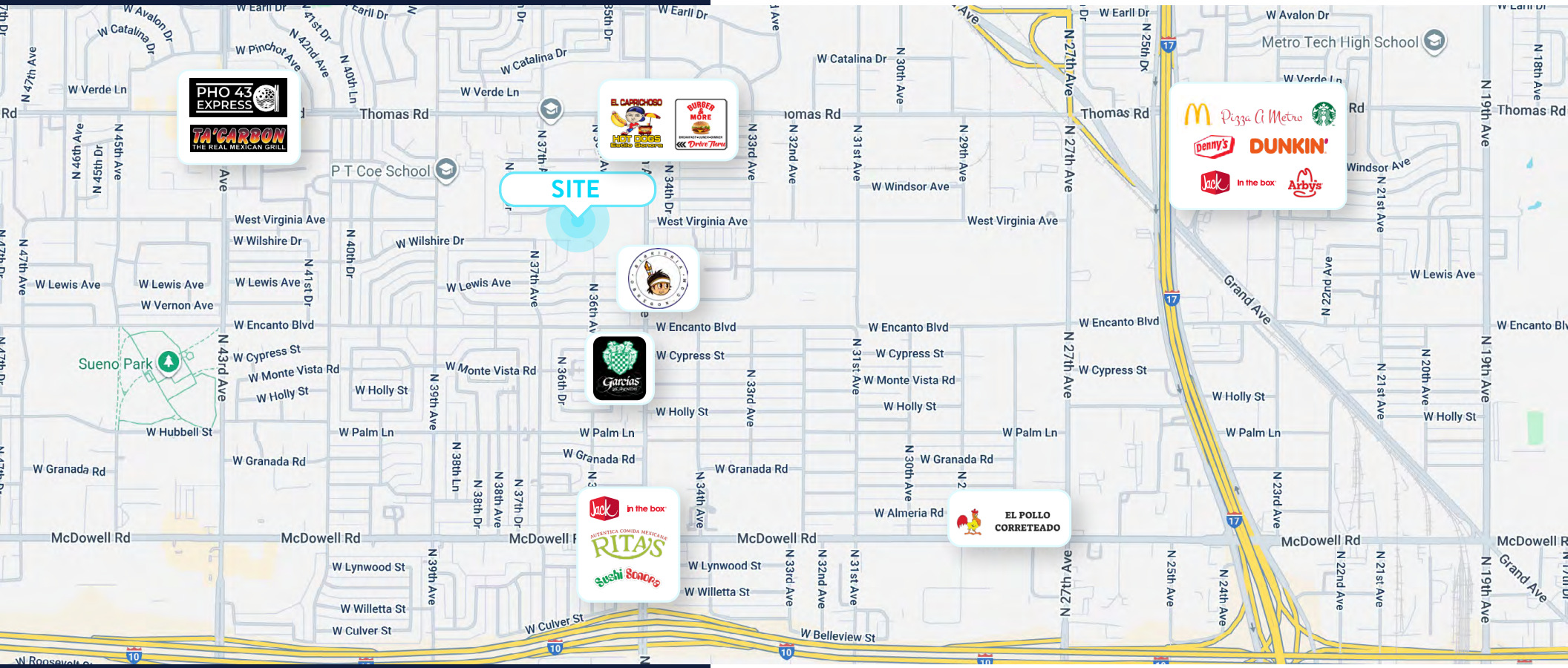
IP ZONING

Industrial Park zoning district is designed for light industrial, office, and business park uses. It supports a mix of employment and service-oriented activities. Typical allowable uses include:

- Light manufacturing and assembly
- Warehousing and distribution
- Office and research facilities
- Limited retail or service uses supporting on-site businesses



AMENITIES



OVERVIEW

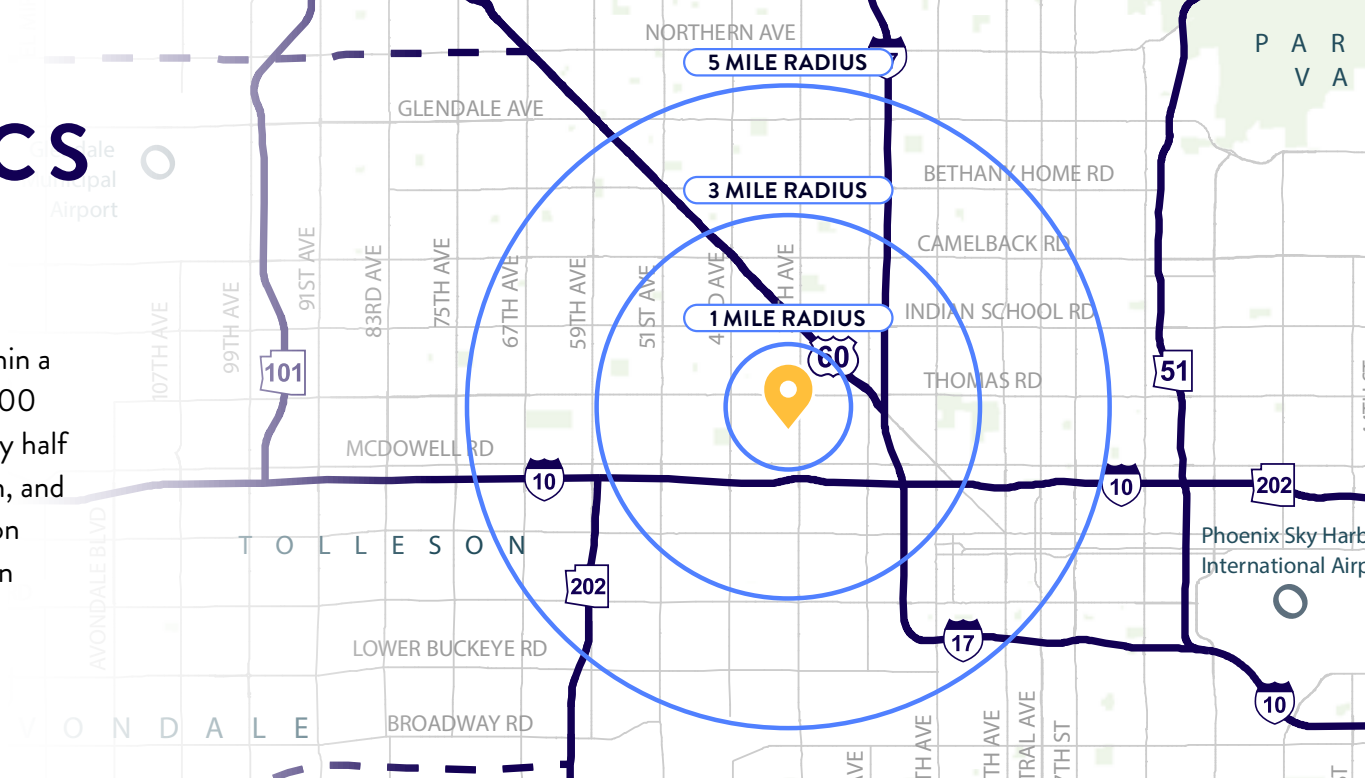
Located in the heart of west-central Phoenix, 3617 W Cambridge Ave sits within a well-established industrial and business corridor just north of Thomas Road and west of 35th Avenue. The area offers convenient access to major transportation routes making it ideal for distribution, service, and light manufacturing users. Surrounding properties feature a mix of industrial, flex, and office uses, with close proximity to dining, retail, and essential amenities that serve the local workforce.

NEARBY RESTAURANTS

- Arby's
- Birrieria Obregon
- Burger & More
- Carniceria Michoacan
- Denny's
- Dunkin'
- El Caprichoso Sonoran Hotdogs
- El Pollo Corraleado Restaurant
- El Rincon Poblano
- Garcia's Las Avenidas
- Jack in the Box
- McDonald's
- Pho 43
- Pizza A Metro
- Rita's Mexican Food & Mariscos
- Sopas Clarita
- Starbucks
- Sushi Sonora
- Ta Carbon Mexican Grill
- Tacos y Mariscos Sinaloa
- ...AND MORE

DEMOGRAPHICS

The surrounding area offers an ideal environment for users seeking a central, workforce-rich location. Within a five-mile radius, over 224,000 employees and 20,000 businesses form a dense employment hub, with nearly half the labor force engaged in production, transportation, and construction trades. Combined with steady population density and strong consumer spending of \$14.3 billion annually, the submarket provides both operational convenience and long-term investment stability.



Dense Employment Hub

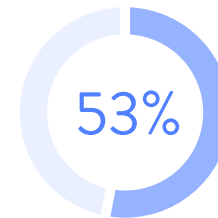
224,000+

Employees
(5 mi radius)



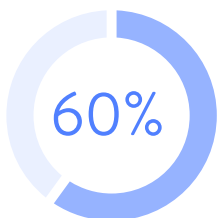
10.5% Population Increase

Steady growth from 2010 to 2025
(5 mi radius)



Workforce with Blue-Collar Jobs

(3 mi radius)



Renter-Occupied Households

High Renter Mobility
(5 mi radius)

20,000+ Businesses

Dense Business Environment
(5 mi radius)



24 Minute Average Commute Time

(3-5 mi radius)

CONTACT



BRIAN URETZKY
617.308.0458
buretzky@keyser.com



Thank You

Keyser | Commercial Real Estate Advocates | [Keyser.com](https://www.keyser.com)



© 2025 Keyser, LLC. All rights reserved. Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.