

3617 W CAMBRIDGE AVE | PHOENIX, AZ 85009

# Flex/Industrial Building For Sale



[WATCH VIDEO OF PROPERTY](#)

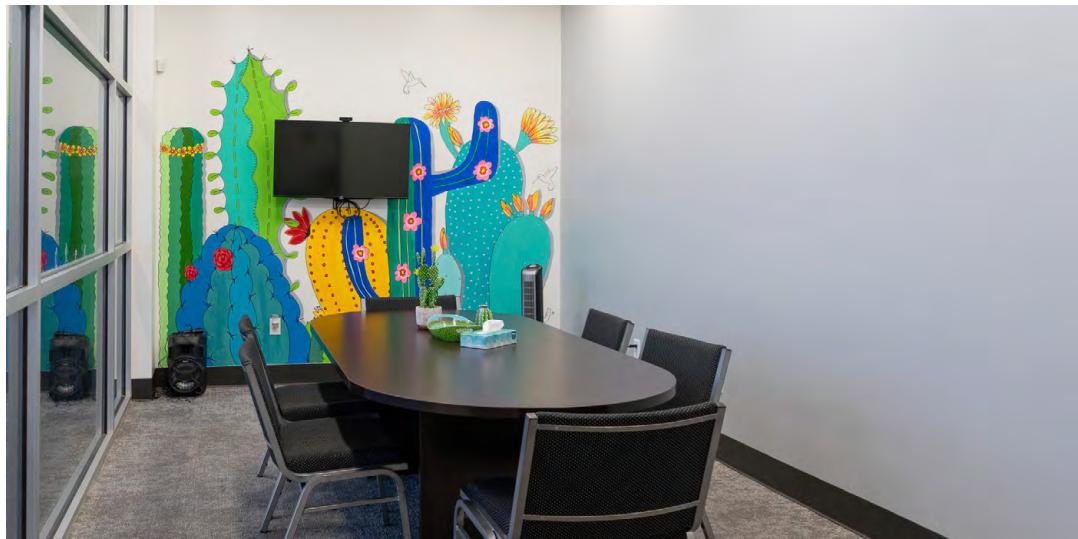
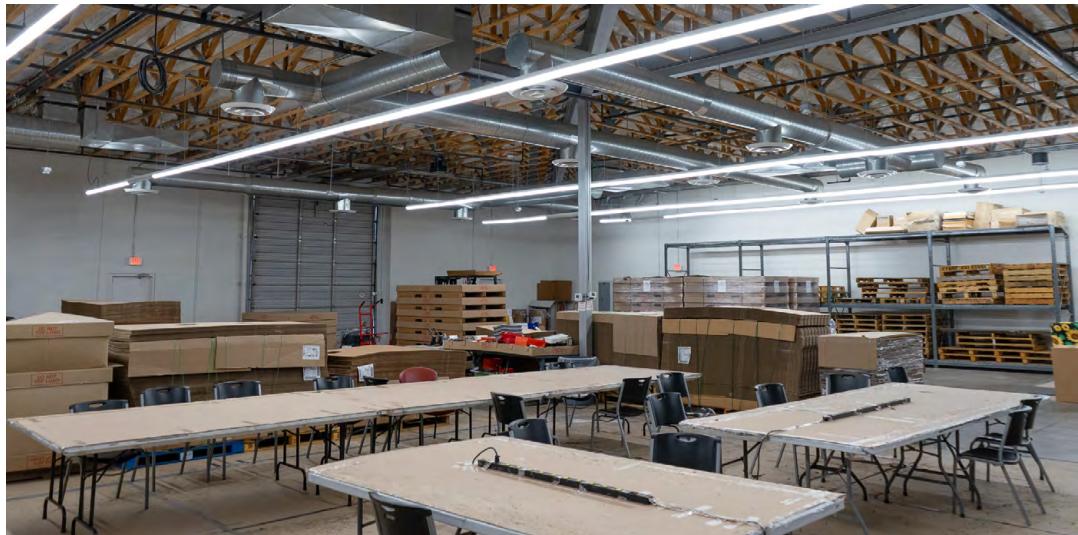
**\$4,200,000 (\$201.92 PSF)**

20,800 SF / 1.47 ACRES

 **KEYSER**<sup>TM</sup>  
commercial real estate advocates

# 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

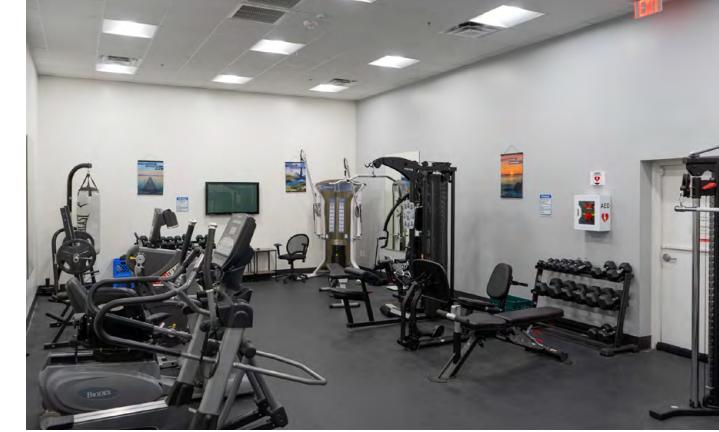


**16** Private Offices

**4** Conference Rooms

**4** Reception Areas

**4** Kitchen/Break Areas



# 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

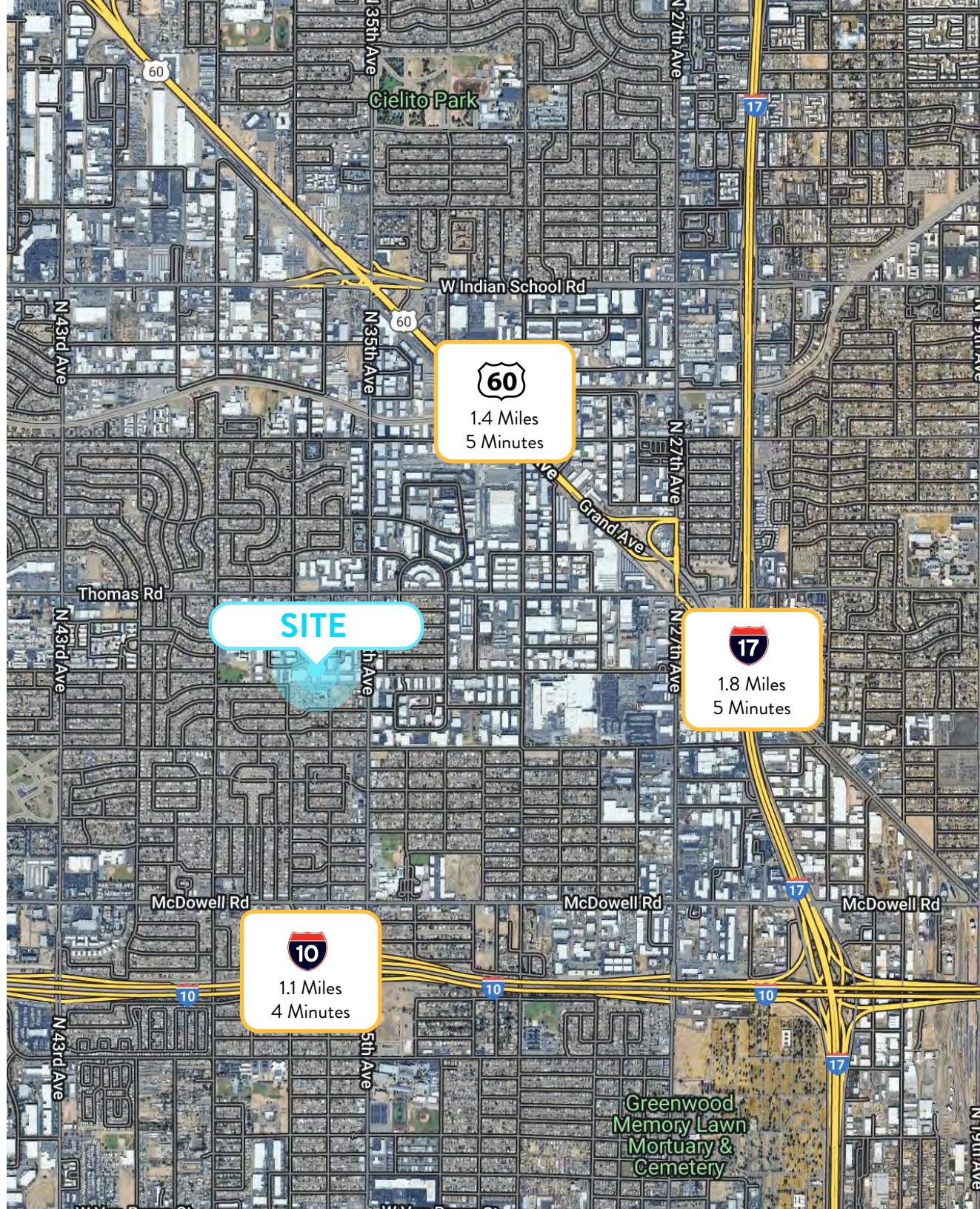
## 35,000 VEHICLES PER DAY

Along N 35th Ave

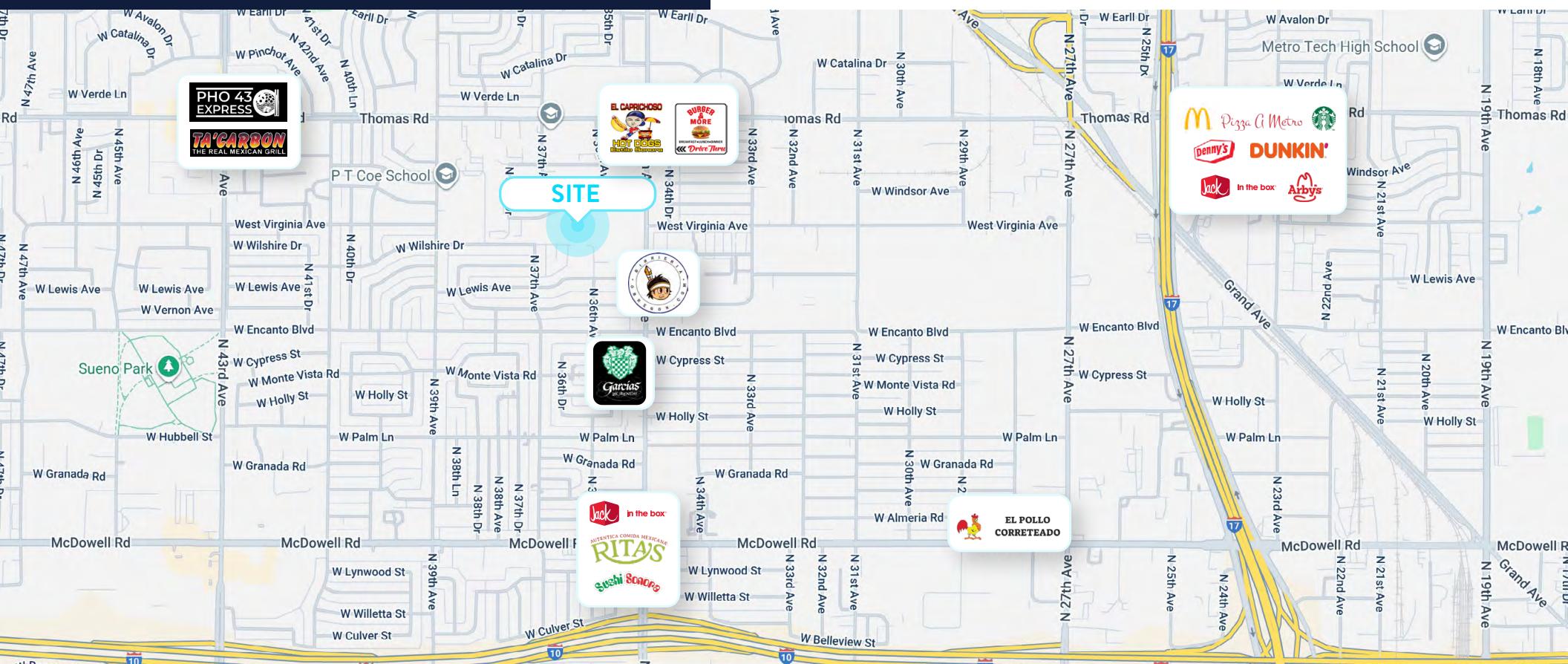
## IP ZONING

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

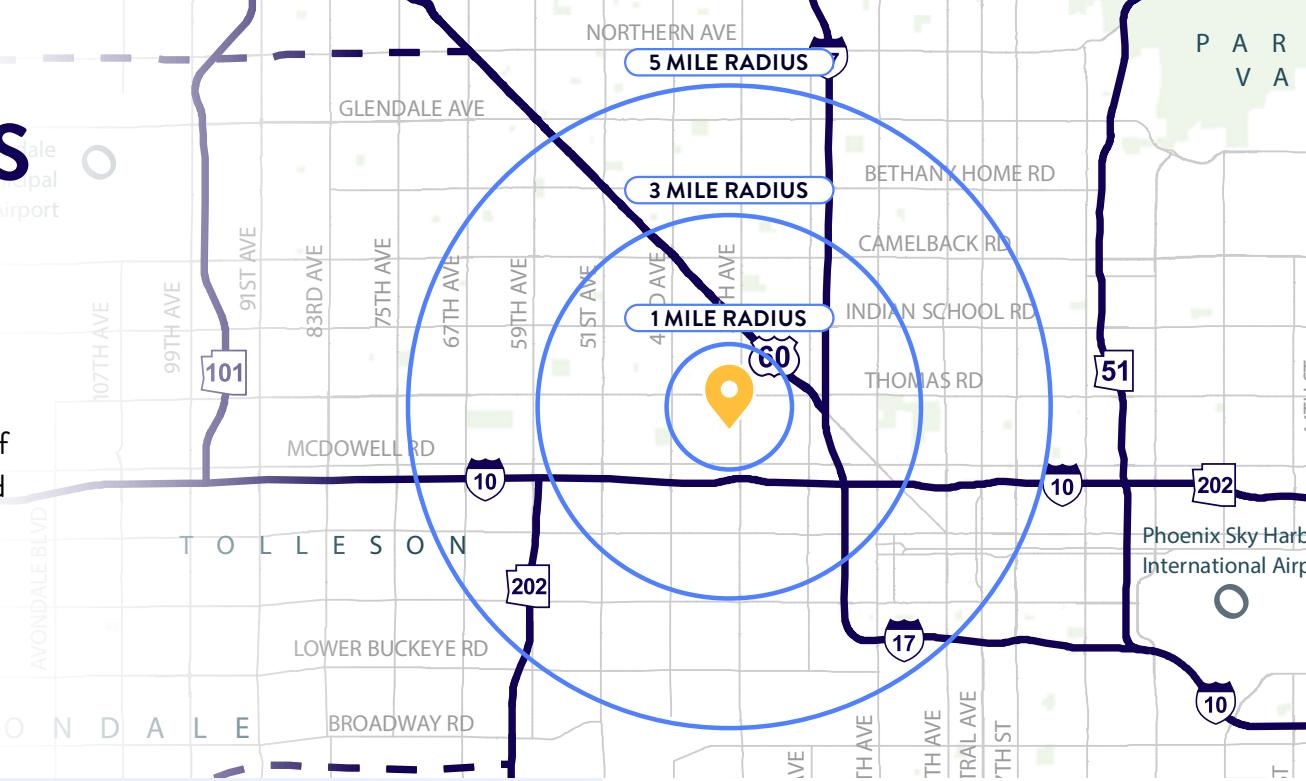
Located in the heart of west-central Phoenix, 3617 W Cambridge Ave sits within a well-established industrial and business corridor just north of Thomas Road and west of 35th Avenue. The area offers convenient access to major transportation routes making it ideal for distribution, service, and light manufacturing 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 Correteado Restaurant
- El Rincon Poblano
- Garcia's Las Avenidas
- Jack in the Box
- McDonald's
- Pho 43
- Pizza A Metro
- Rita's Mexican Food & Mariscos
- Sopes 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)

**53%**

**Workforce with  
Blue-Collar Jobs**

(3 mi radius)

**60%**

**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



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# Thank You

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