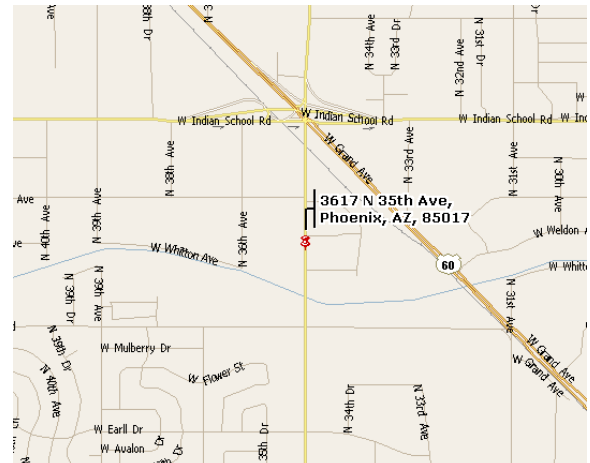


3617 N. 35th Avenue
5,000 Sq. Ft.

- Located just min. from I-10 & I-17 freeways
- 1,000 sq. ft. a/c office area (Rec/off & 2 RR)
- 4,000 sq. ft. +/- evap. cooled warehouse
- 14' Minimum clear height
- One (1) 12' x 12' grade door
- A-2 Zoning, City of Phoenix
- Excellent accessibility
- 35th Avenue Frontage and Signage
- 400 amps, 120/240 volt, 3 phase power
- **Competitive Gross Rental Rates**



Arizona Industrial Properties

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No CAM's

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12' x 12' Grade Door

Warehouse

19' x 40'

12' x 19'