

3427 W BROADWAY ROAD

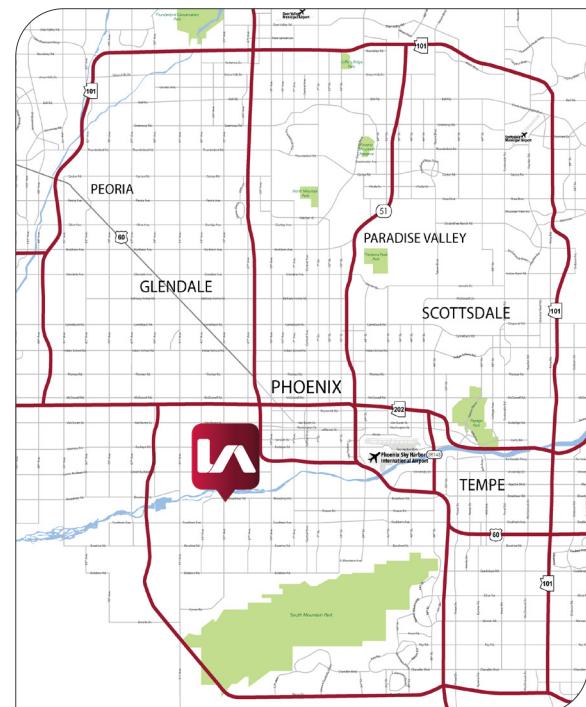
PHOENIX, AZ 85041

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

LOT SIZE:	± 1.25 Acres
BUILDING SIZE:	±20,220 sf Across Various Buildings
ZONING:	IND-2; County Island
APN:	105-68-003J; 003K; 003L; 003M
POWER:	2,000 amps 277/480v 400 amps 120/208v
ACCESS:	Frontage on 35th Avenue & Lower Buckeye Access from Two Streets
FEATURES:	Fenced Yard 2" Gas Line
LEASE RATE:	Option 1: \$11,500/mo Gross Option 2: \$7,500/mo Gross Option 3: \$15,000/mo Gross



Pete Batschelet, SIOR
pbatschelet@leearizona.com
D 602.912.3522

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPOSED SITE PLANS



OPTION 1:

BUILDING SIZE: \pm 13,890 SF

LOT SIZE: \pm 0.5 Acres

APN: 105-68-003J; 003K

LEASE RATE: \$11,500/mo Gross

AVAILABLE: Q1 2026



OPTION 2:

BUILDING SIZE: \pm 6,330 SF

LOT SIZE: \pm 0.75 Acres

APN: 105-68-003L; 003M

LEASE RATE: \$7,500/mo Gross

AVAILABLE: Immediately



OPTION 3:

BUILDING SIZE: \pm 20,220 SF

LOT SIZE: \pm 1.25 Acres

APN: 105-68-003J; 003K; 003L; 003M

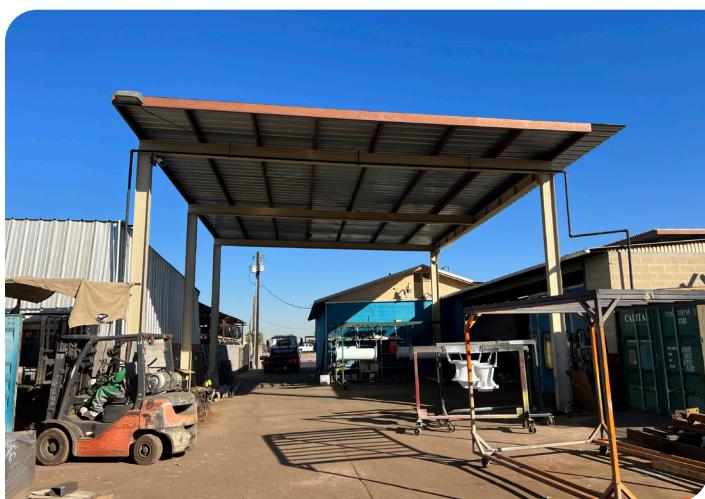
LEASE RATE: \$15,000/mo Gross

AVAILABLE: Q1 2026

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