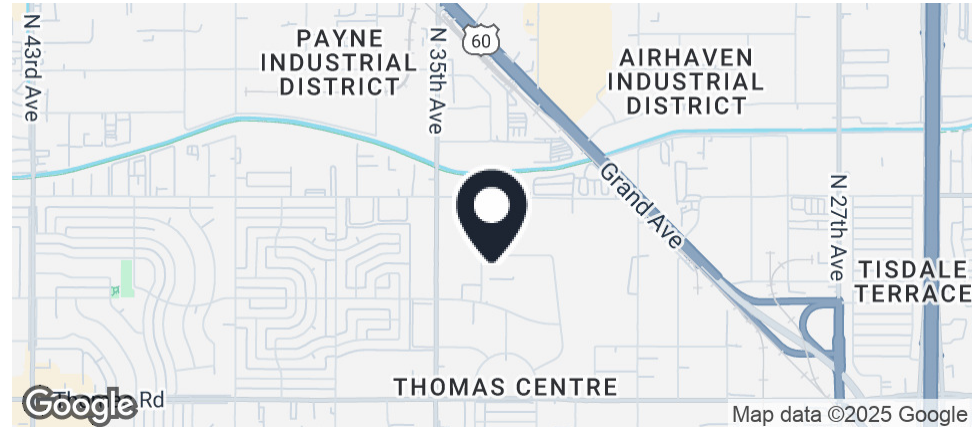


3151 - 3157 N 34TH DR

Phoenix, AZ 85017

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Building
- Zoning: A-2 Heavy Industrial
- $\pm 10'$ x $\pm 10'$ Grade Level Loading
- Clear Height: $\pm 14'$
- Evaporative Cooled Warehouse
- Fire Sprinklered

OFFERING SUMMARY

Suite 3153 - $\pm 3,140$ SF

Available February 1, 2026

- Reception and Two (2) Offices
- Two (2) Restrooms
- Evap Cooled Warehouse
- Fenced Loading Area

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

ROD CROTTY

Associate Broker
602.386.1225 (D)
rcrotty@cutlercommercial.com

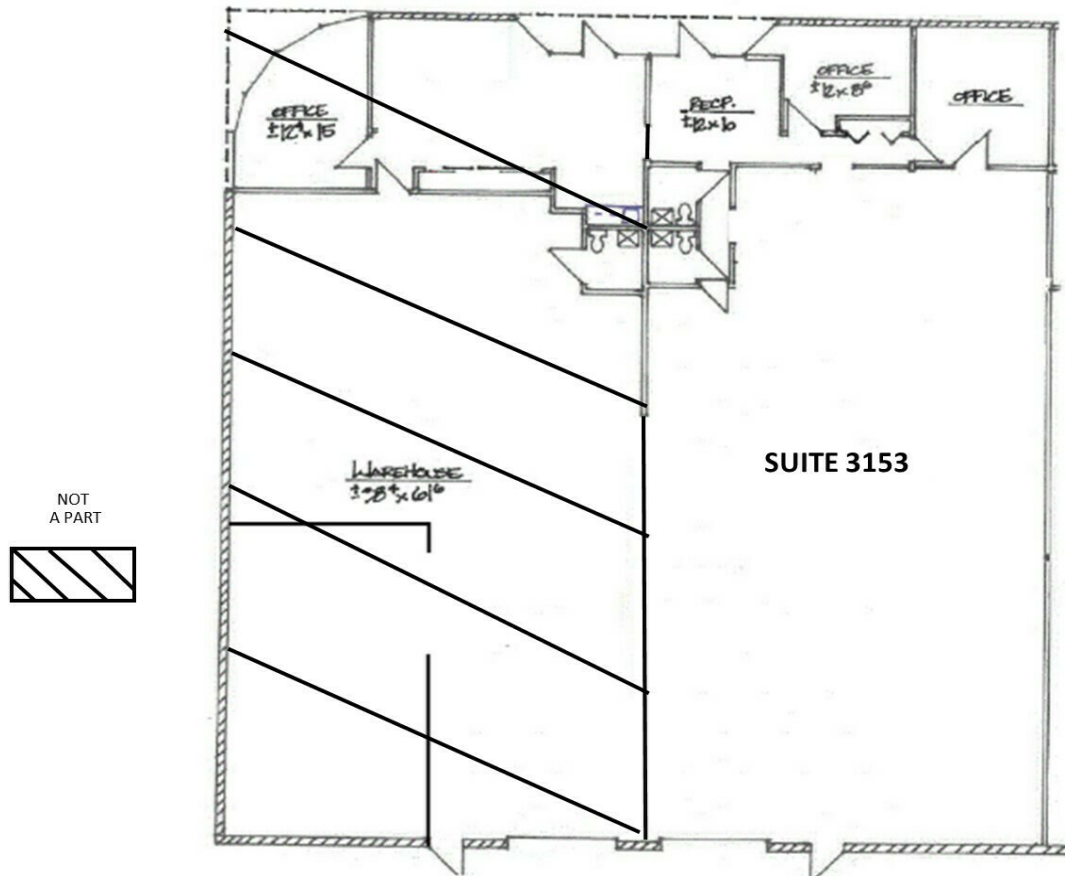


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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