

**FOR LEASE-25,430 SQ. FT.-Air Conditioned or Evaporative Cooled
1.96 Acre Site**

OWNER WILL FENCE LOT TO CREATE ¾ ACRE PAVED SECURE YARD

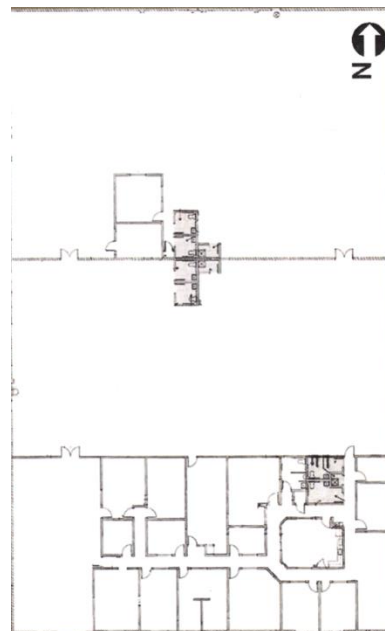


Available September 1, 2025

3502 East Atlanta Avenue, Phoenix, Arizona

Features:

- 16 Foot clear height
- ***1,800 Amps, 277/480, 3 phase***
- Approx 5,157 SF office space
- Grade level loading
- 5- 10 x 12 Roll up doors
- Fire Sprinklers
- Block construction
- Corner lot- Access via Atlanta Ave and 35th street
- Owner will deliver with AC or new Evaporative coolers



***Owner
willing to
demo office
down to
2,500 S.F.***



For More Information Please Contact:
Pat Takash (602) 274-1500
ptpropertieservices7@gmail.com



Proposed secure parking yard shaded in red

35 th
street

3502 E Atlanta Ave

Image Landsat / Copernicus

Atlanta