

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

OWNER WILL FENCE LOT TO CREATE $\frac{3}{4}$ ACRE PAVED SECURE YARD

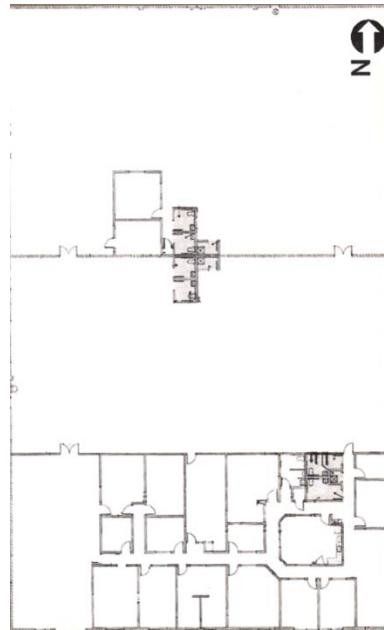


Available September 1, 2025

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.**

Proposed secure parking yard shaded in red

35 th
street

3502 E Atlanta Ave

Image Landsat / Copernicus

Atlanta