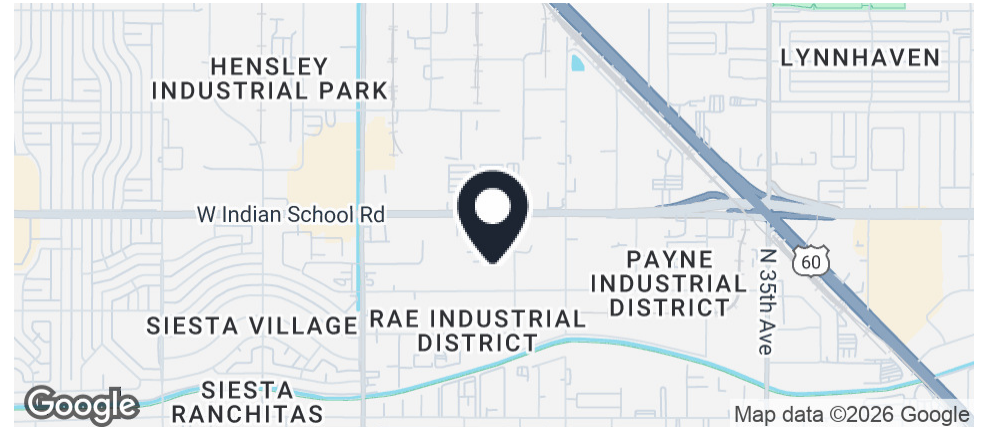


4035-4075 W. FAIRMOUNT AVE.

Phoenix, AZ 85019

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- ±10 to 30% Office Area
- A-1 Zoning
- Evap Cooled Warehouse
- Fire Sprinklered
- ±16' Clear Height
- 3 Phase Power - SRP Power
- Common Truckwell and Grade Level loading

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	5,078	24,282	56,854
Total Population	19,478	89,674	201,656
Average HH Income	\$40,154	\$39,606	\$39,737

4075 W FAIRMOUNT AVE

11,400 ±SF

- Reception, Two (2) Offices, Two (2) Restrooms
- 10'x12' Grade Level Door
- ±600 Amp, 3-Phase Power

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



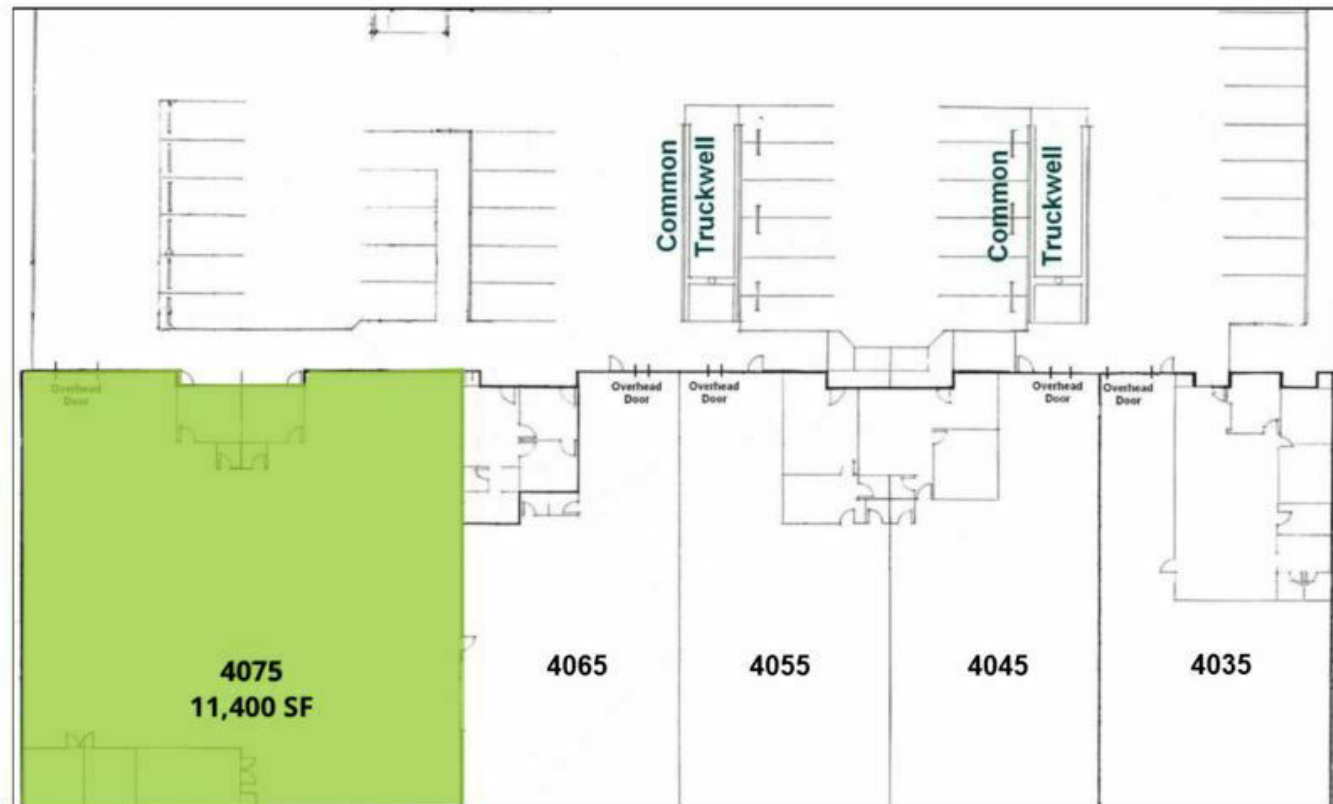
Some of the members of the Lessor are licensed real estate brokers, associate brokers and/or sales persons in the same State of Arizona and are acting as owner/agent.

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.

4035-4075 W. FAIRMOUNT AVE.

Phoenix, AZ 85019

INDUSTRIAL PROPERTY FOR LEASE



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



Some of the members of the Lessor are licensed real estate brokers, associate brokers and/or sales persons in the same State of Arizona and are acting as owner/agent.

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.