

INDUSTRIAL BUILDING FOR SALE/LEASE
3701 W. Cambridge Avenue
PHOENIX, AZ 85009

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	\$0.87 SF/month (NNN)
BUILDING SIZE:	42,338 SF
LOT SIZE:	2.83 Acres
PROPERTY TAX/YR:	\$51,267.98
PROPERTY INSURANCE/YR:	\$8,333.00

PROPERTY HIGHLIGHTS

- ±42,338 SF Industrial Warehouse Distribution Building For Sale/Lease
- *Tours by Appointment, Only - DO NOT DISTURB TENANT
- Currently Occupied Until July 31st, 2025 by Convention Solutions & Innovation - Below Market Rent
- Situated on 2.83 Acres
- Secured/Fenced Yard
- 12 Dock Positions with 9 Available Through Covered Grade Level Drive-Ins
- 1 Ramp to Grade Level Drive In
- 16'-18' Clear Height in Warehouse
- 41' x 27' Clear Span
- 800a/120-208v 3-Phase Power
- Sprinklered
- Close Proximity to I-10 and I-17 Freeways

PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors is pleased to present for sale or lease a ±42,338 SF Industrial Warehouse Distribution building in Southwest Phoenix. Currently occupied until July 2025, this asset presents a fantastic opportunity for occupiers and investors alike. This property, renovated in 2018, is ideally situated on 2.83 Acres, featuring a secured/fenced yard, 12 dock positions with 9 available through covered grade-level drive-ins, a ramp to grade-level drive-in, 16'-18' clear height in the warehouse, and 41' x 27' clear span. With 800a/120-208v 3-Phase Power and sprinkler system, this property is primed for industrial/warehouse/distribution use.

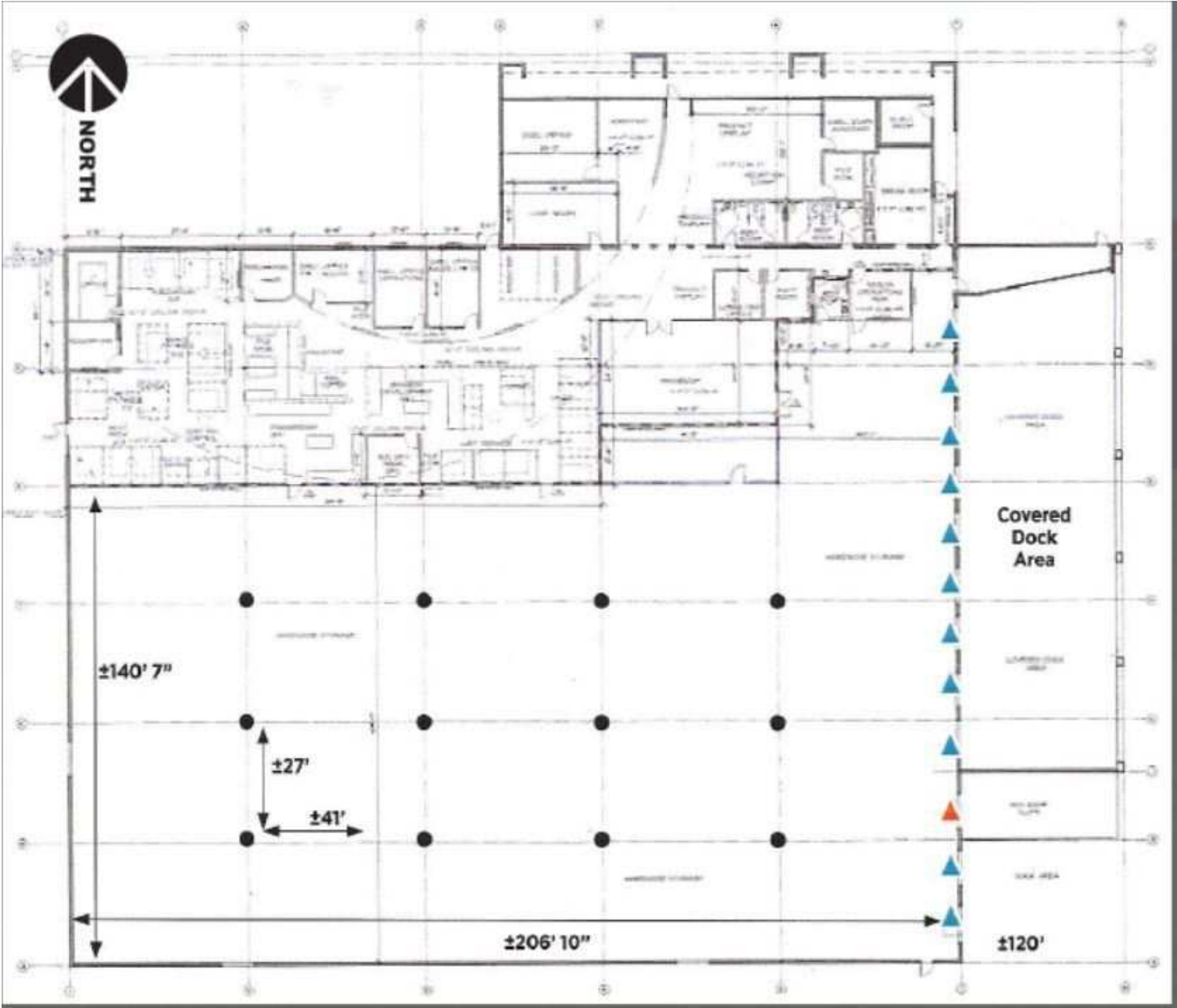
LOCATION DESCRIPTION

The subject property is located south of the southwest corner of 35th Ave and Thomas Rd. This industrial building boasts an unrivaled location in the heart of a thriving commercial hub. With seamless access to major transportation arteries, including Interstates 10 and 17, the property offers unparalleled connectivity to the greater Phoenix metropolitan area and beyond. Surrounded by a dynamic mix of businesses, warehouses, and manufacturing facilities, this prime location ensures proximity to a skilled workforce and a robust supply chain network. This location is minutes from major retailers like Walmart and Target, and has close to both Phoenix Children's Hospital and Grand Canyon University.

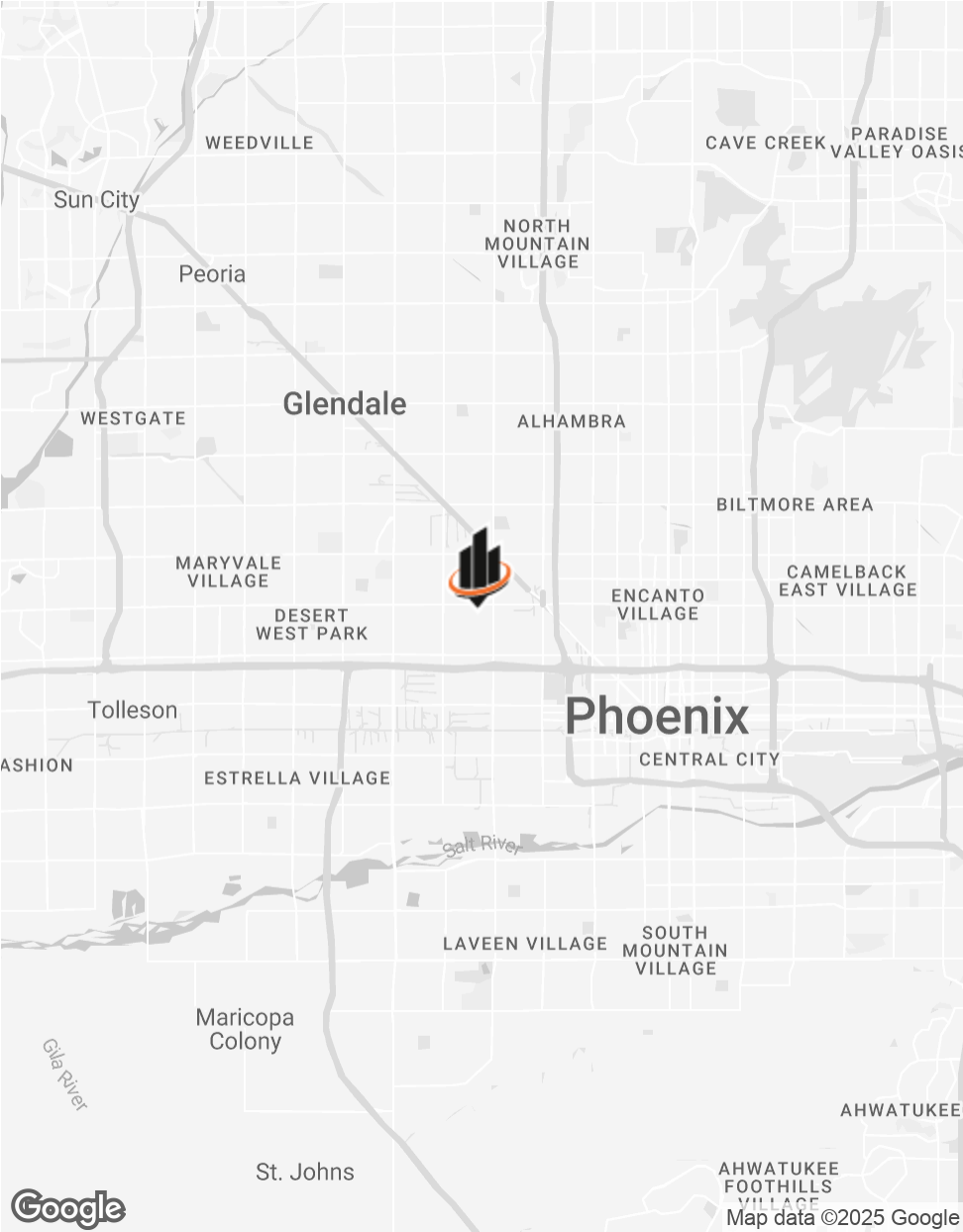
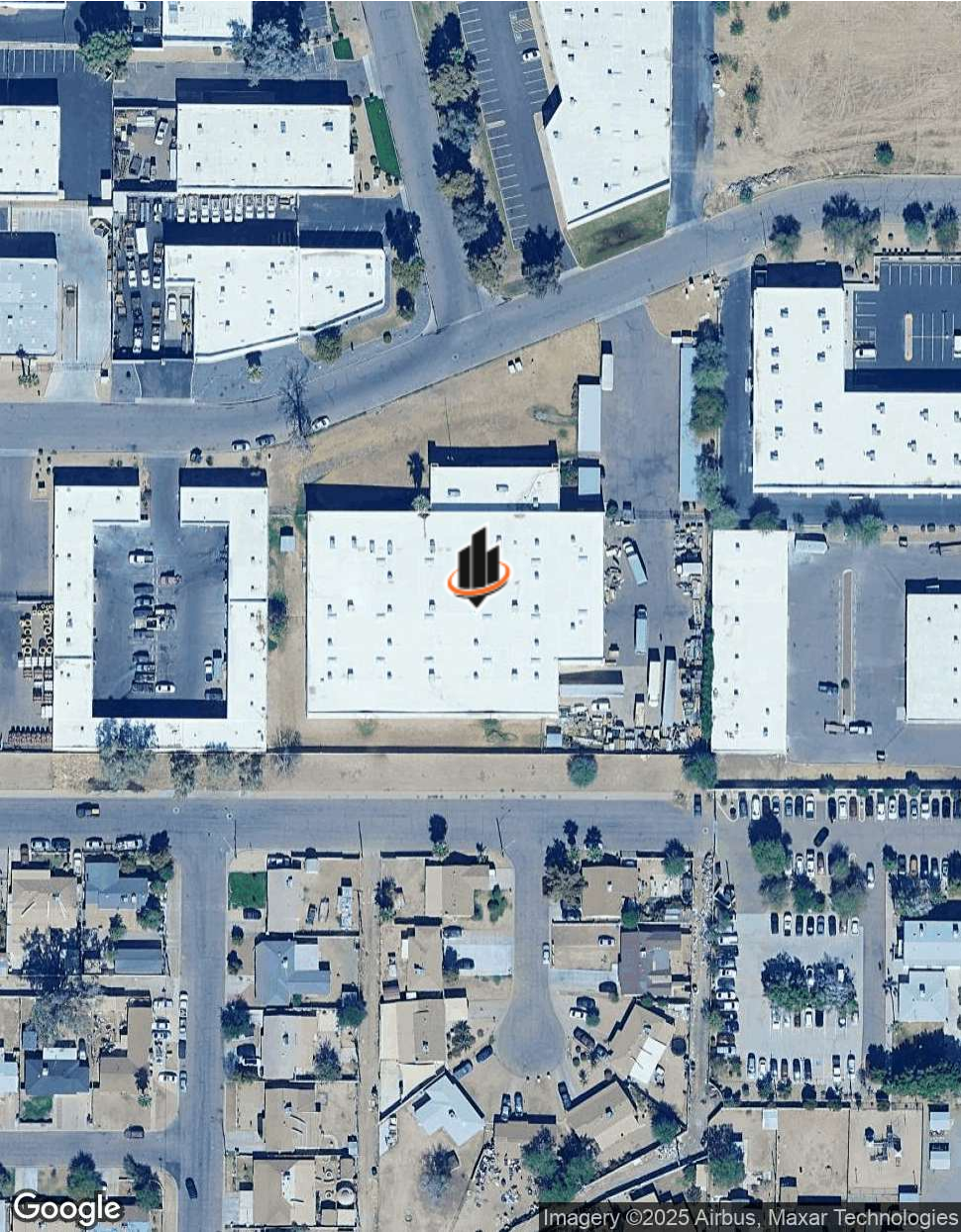
ADDITIONAL PHOTOS



FLOOR PLAN



REGIONAL MAPS



AREA AMENITIES



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