

# VAN BUREN BUILDING

4433 W. Van Buren St. , Phoenix, AZ 85043



## Office/Warehouse Space For Lease



### PROPERTY HIGHLIGHTS

- CLEAR HEIGHT: ± 18'
- POWER: 277/480 3-PHASE
- CLOSE TO THE I-10 AND THE 202 FREEWAY
- A-1 ZONING
- FIRE SPRINKLERED

### AVAILABILITY

SUITES 1-2: ±15,372 SF

- Reception and Will Call Entry Doors
- Six (6) Private Offices
- Two (2) Grade Level Doors, One - 10' x 10' & One - 10' x 16'
- Two (2) Truckwell Doors
- 277/480V, 3-Phase Power
- 2 Restrooms

#### ROD CROTTY

Associate Broker | 602.386.1225 (D)  
rcroty@cutlercommercial.com

#### CUTLER COMMERCIAL

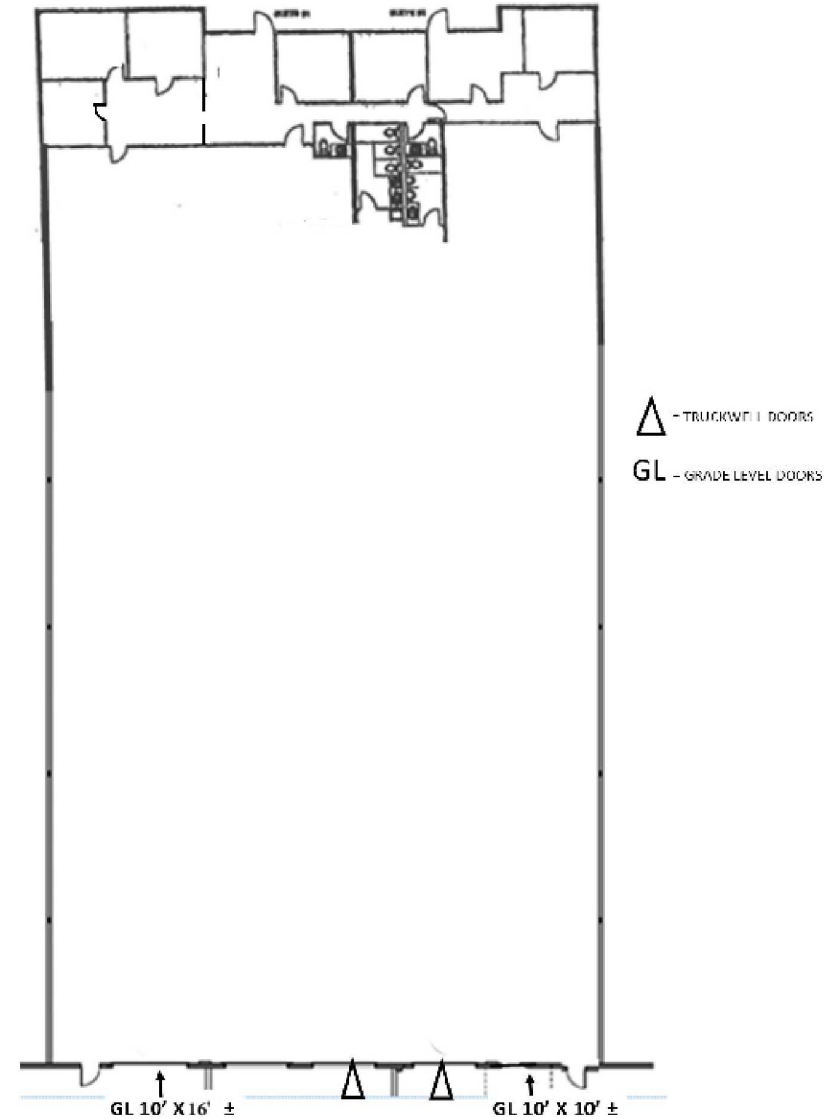
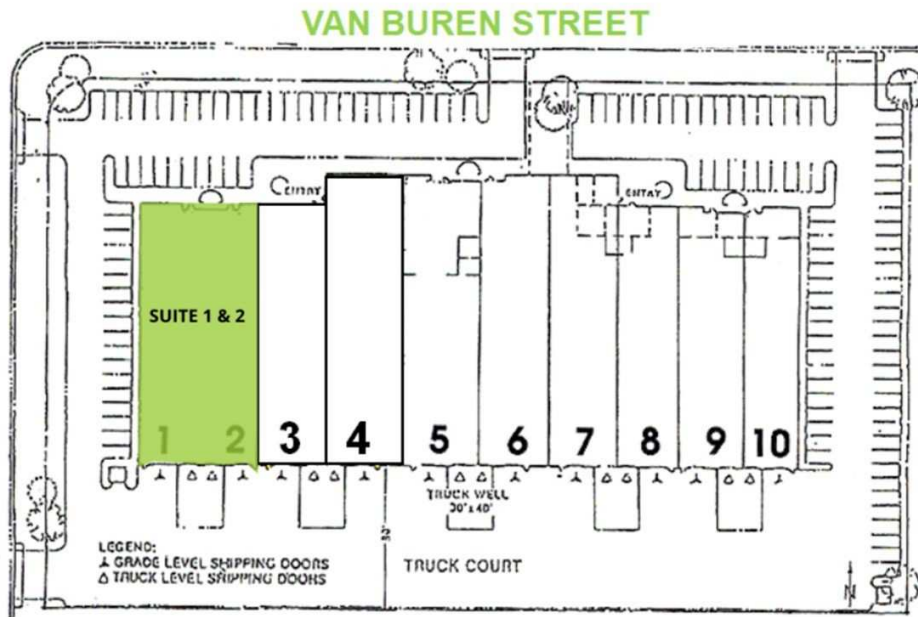
2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016  
602.955.3500 | cutlercommercial.com

# VAN BUREN BUILDING

4433 W. Van Buren St. , Phoenix, AZ 85043



## SITE PLAN & SUITE 1 & 2 FLOOR PLAN



**ROD CROTTY**

Associate Broker | 602.386.1225 (D)

rcroty@cutlercommercial.com

**CUTLER COMMERCIAL**

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016

602.955.3500 | cutlercommercial.com