

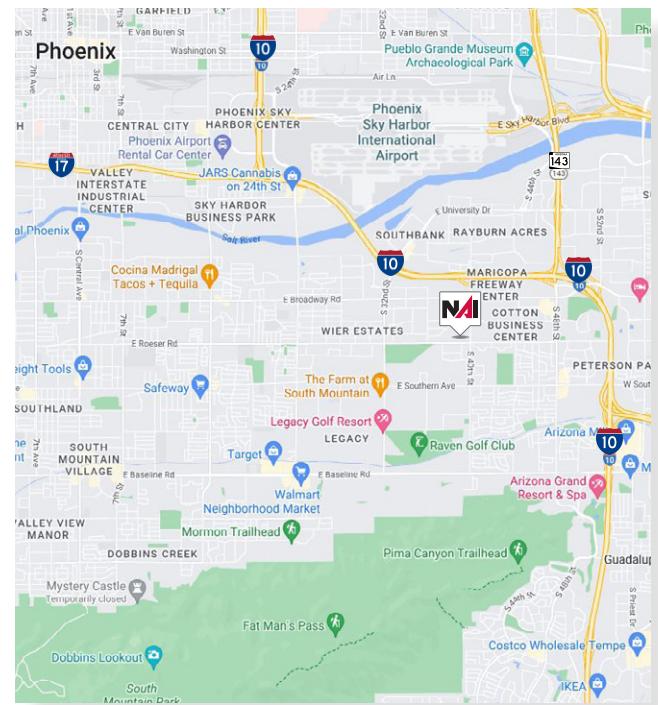
Building
Potentially
Expandable

3838 E Grove St,

Phoenix, AZ 85048

Property Features

- Freestanding building with covered parking
- Fully fire sprinklered
- Attractive 1,500 SF office with showroom
- High-end cabinetry and nice reception
- 2 – 12 x 12 grade loading doors
- Well-insulated R-30 warehouse
- 600 amps 3-phase, well distributed
- Approximate 16 ft. clear height
- Breakroom plus four (4) separate offices cooled by two (2) separate air conditioners
- Four (4) warehouse evaporative coolers & Three (3) warehouse heaters
- Extensive overhangs on south & east facing offices
- Ample front & rear parking, including covered parking
- New front asphalt parking lot with rubberized curbs
- Unlimited nearby street parking
- Good interior corner access
- Zoning I-P

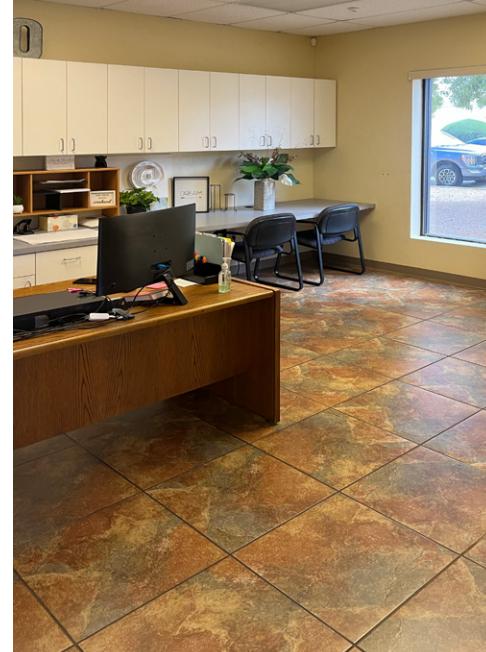


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Site Photos

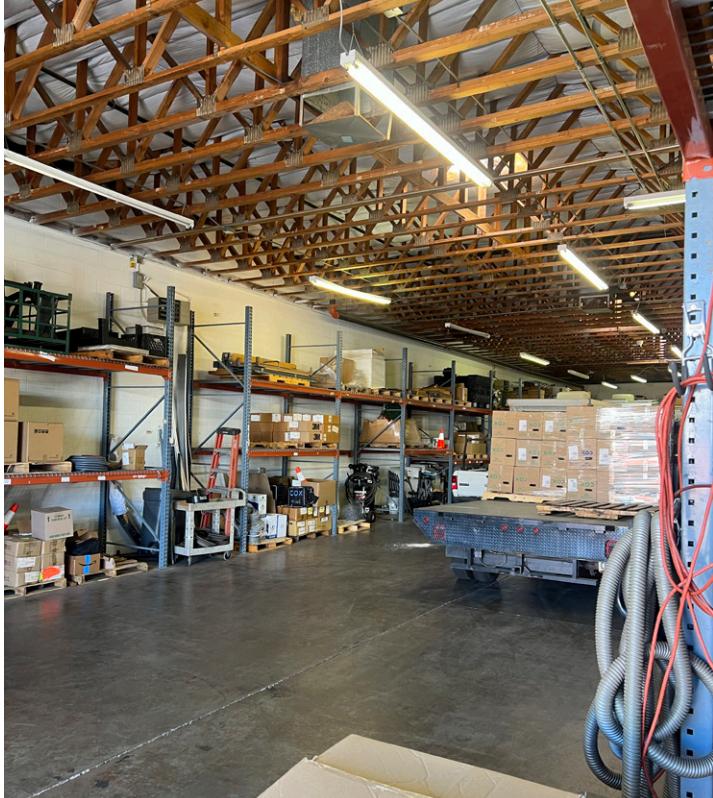


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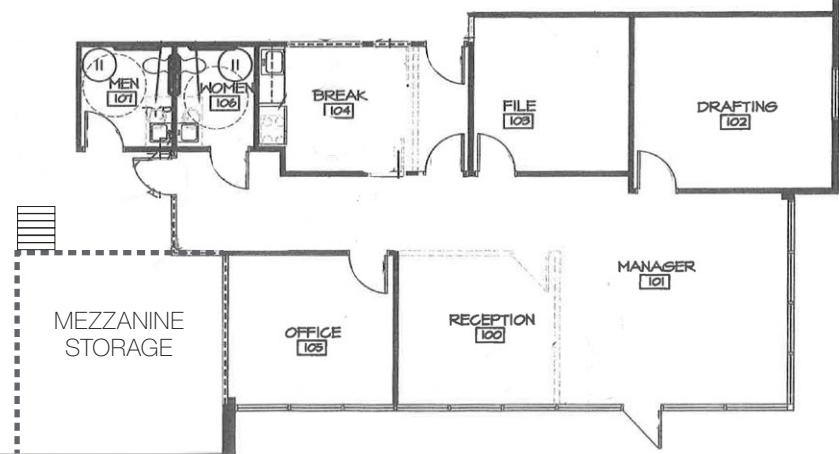
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Site Plan

MANUFACTURING



25-04-044

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