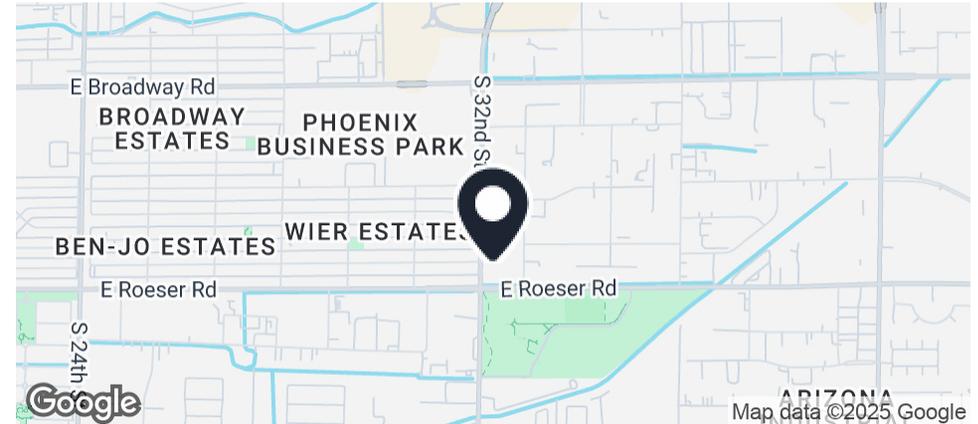


3210-3230 EAST ROESER ROAD

Phoenix, AZ 85040

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- +/- 18 Clear height
- Dock High Loading
- IP Zoning
- Fenced Truck Court
- Fire Sprinklered
- 120/208v, 3-Phase Power
- Excellent Freeway Access

OFFERING SUMMARY

Available SF:	±3,600 SF
Suite 3	
- Reception and One (1) Office	
- One (1) Restroom	
- One (1) Dock High Over Head Door	
- Evap Cooled Warehouse	

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

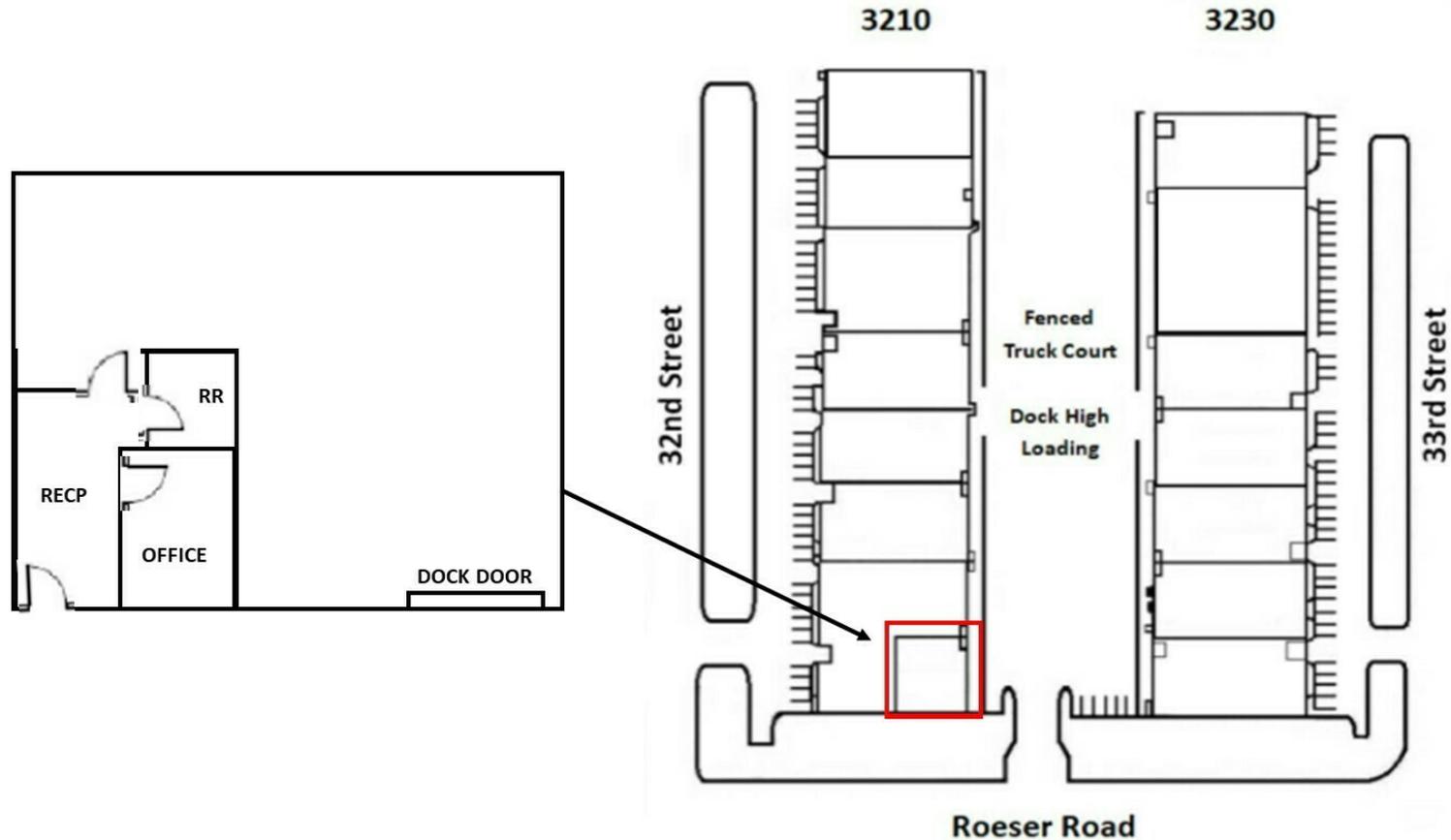


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular 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.

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