

FOR LEASE

±46,013 SF INDUSTRIAL SPACE

3949 W. VAN BUREN ST. | SUITE 101 | PHOENIX | AZ



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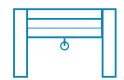
PROPERTY HIGHLIGHTS



6
Dock Doors



24'
Clear Height



3
Drive-in Doors



EVAP
Cooling

PROPERTY OVERVIEW :

- Available: ±46,013 SF
- Office/Showroom : ±7,613 SF (Two Floors)
 - First Floor: ±4,100 SF
 - Second Floor: ±3,513 SF
- Dock Doors: 6
- Drive-In Doors: 3
- Clear Height: 24'
- Column Spacing: 40' x 42'
- Cooling: EVAP
- Zoning: A-2 Heavy Industrial
- Parking Ratio: 1.1/1000
- Van Buren Street Frontage



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AERIAL



3

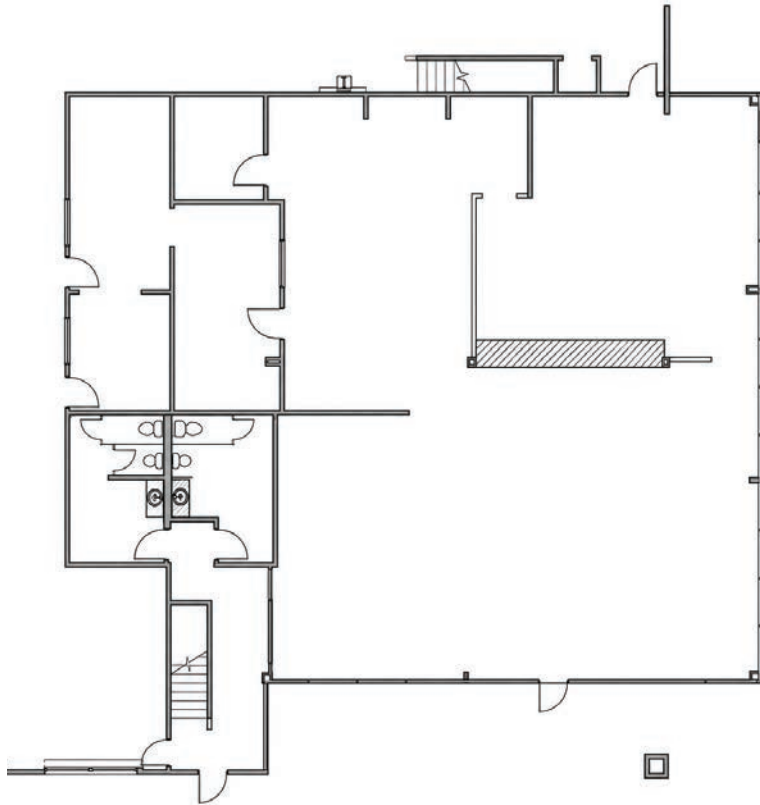
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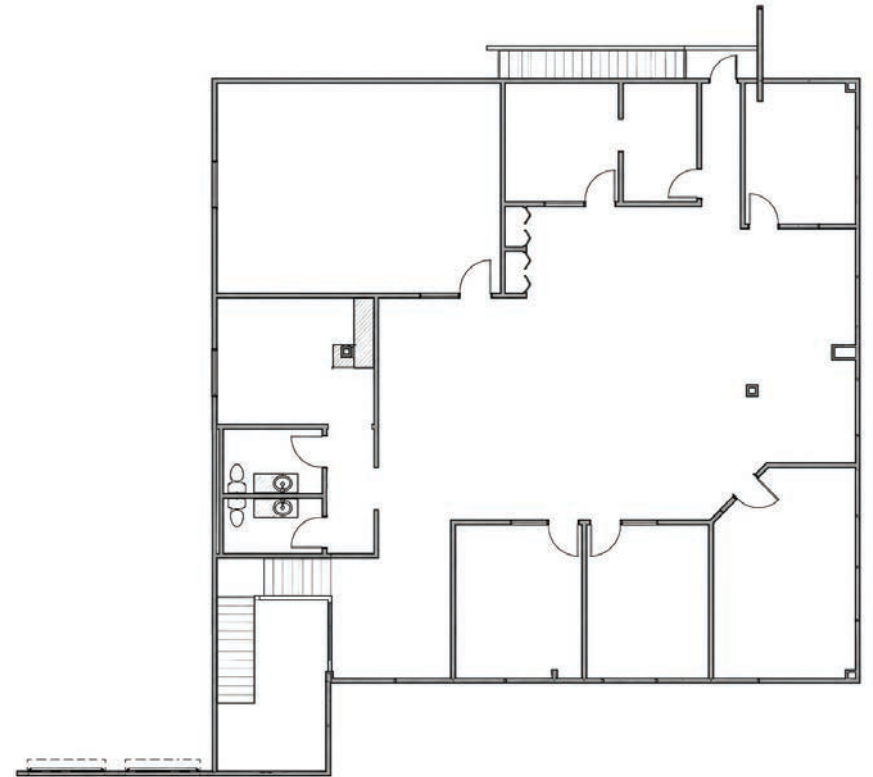
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OFFICE FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

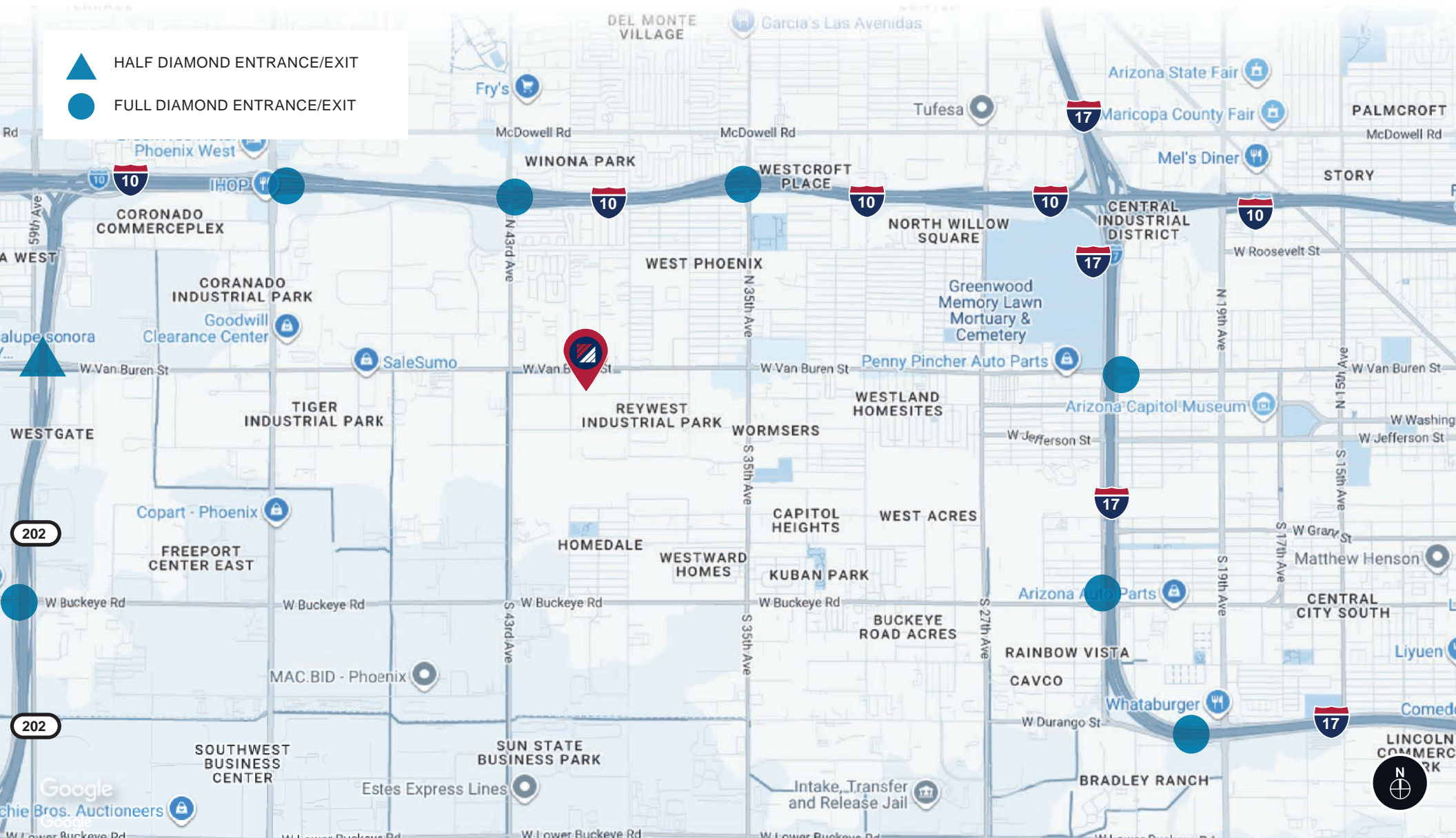
*NOT TO SCALE

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LOCATION MAP



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AMENITIES MAP

