

# AVAILABLE

3901 E. Roeser Road  
10,800 Sq. Ft.

## Features:

- Located just min. from I-10, I-17 & 202 freeways
- 5,600 sq. ft. a/c office area (Rec., 17 offices, conference, breakroom, storage, open area and three restrooms)
- Interior glass on offices and glass walls looking into warehouse
- 5,200 sq. ft. +/- Air-Conditioned Warehouse
- 16' Minimum clear height
- One (1) 12' x 12' grade door
- Freestanding building in the Sky Harbor area
- Fenced Secured Yard area
- 600 amps, 277/480 volt, 3 phase power
- **Competitive Gross Rental Rates**



5100 N. 40<sup>th</sup> Street  
Phoenix, Arizona 85018  
(602) 438-8000  
(602) 438-7940 fax  
[www.azindprop.com](http://www.azindprop.com)

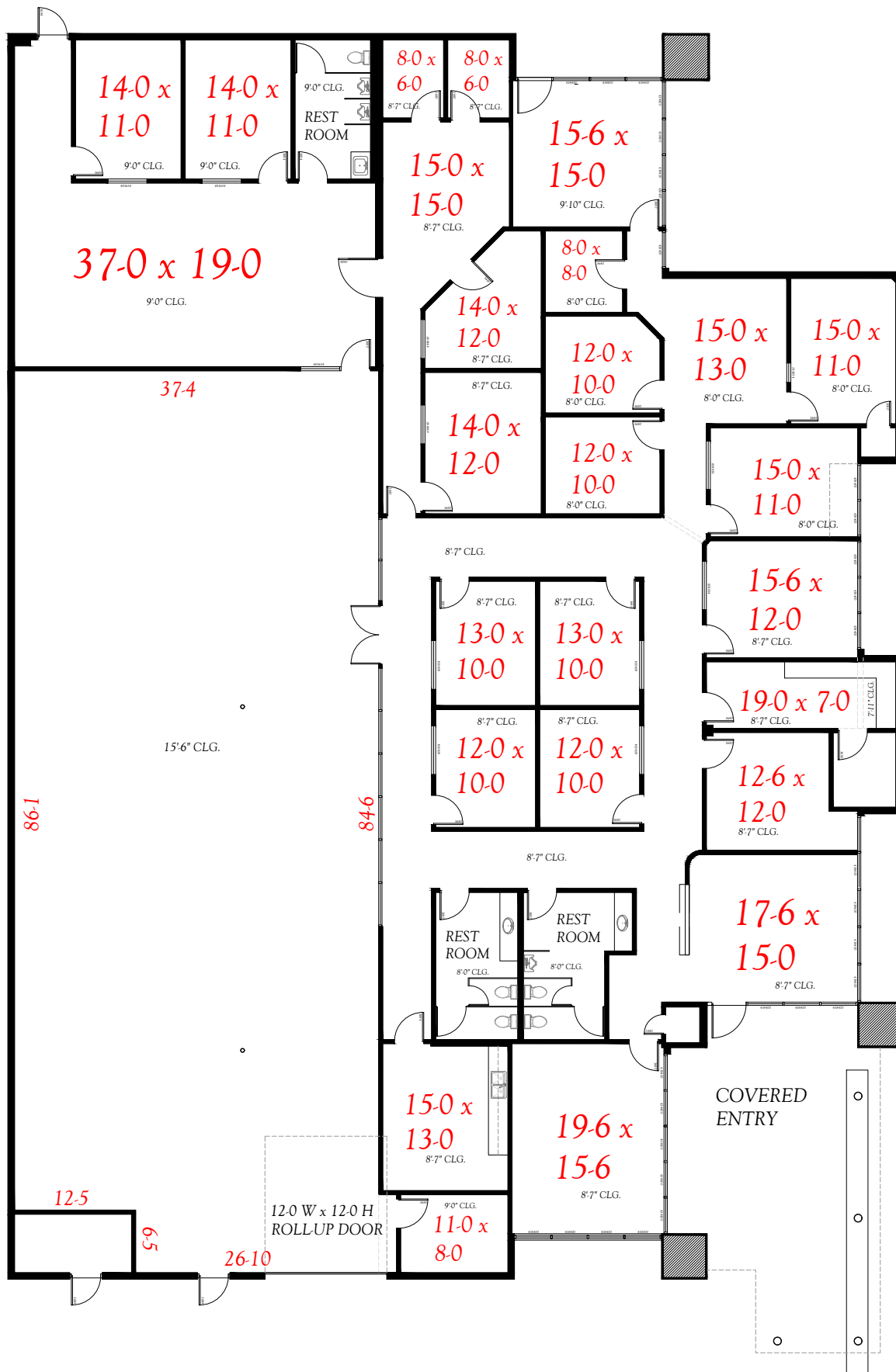
For More Information Contact:

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**(602) 438-8000**

[randy@azindprop.com](mailto:randy@azindprop.com)

**No CAM's**

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TOTAL SF: 10,800

3901 E. ROESER RD.  
Phoenix, Arizona 85040



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