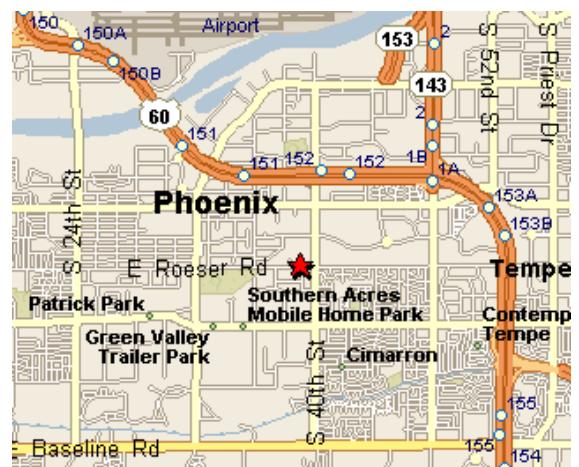


# AVAILABLE

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**



For More Information Contact:

Randy S. Warner  
(602) 438-8000  
randy@azindprop.com

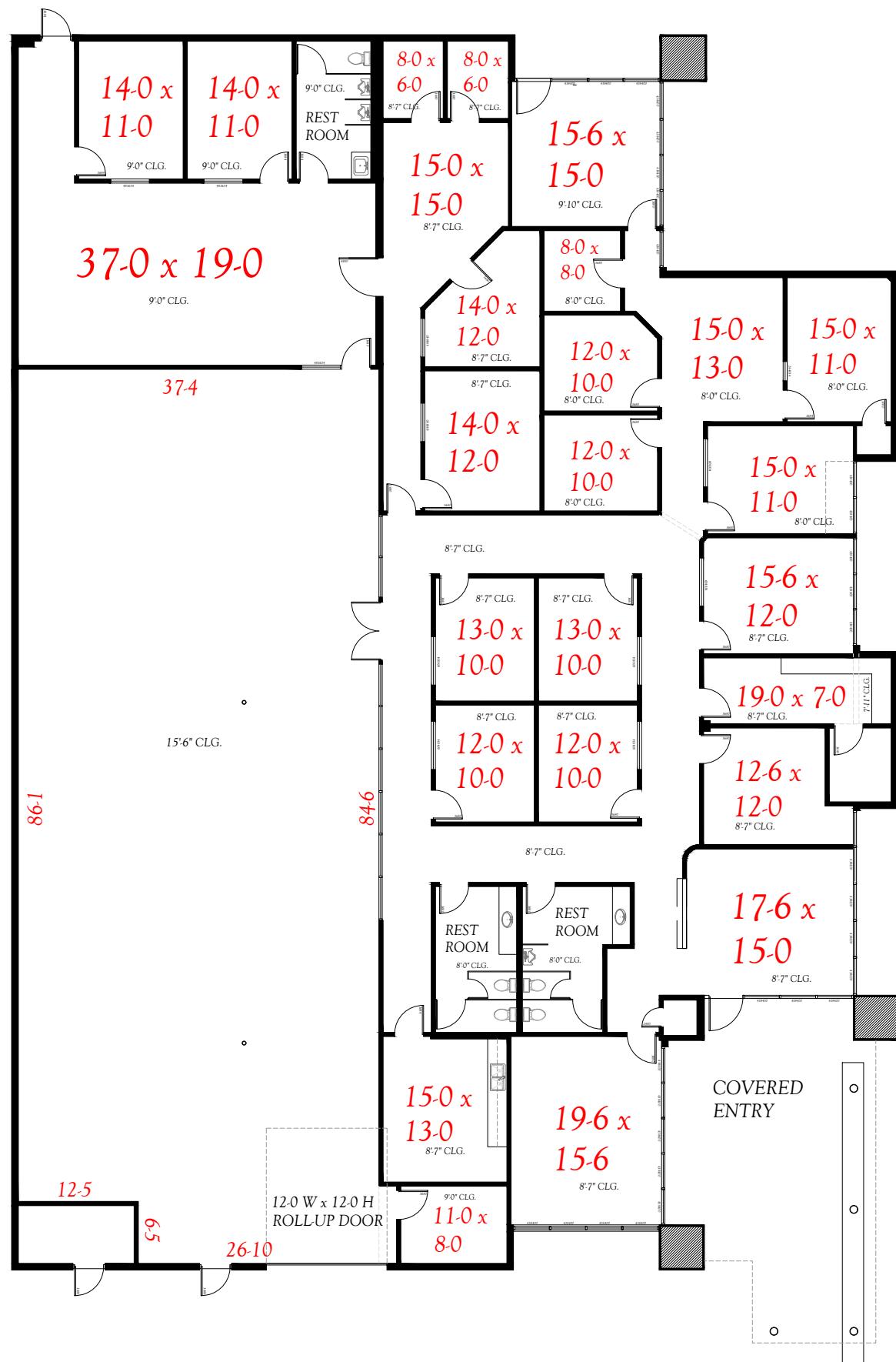


# Arizona Industrial Properties

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

## No CAM's

The information contained herein has been obtained from sources we deem reliable. However, no warranties or representations, expressed or implied, are made as to the accuracy of any information contained herein, and the information is subject to errors and omissions. This information is also subject to change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

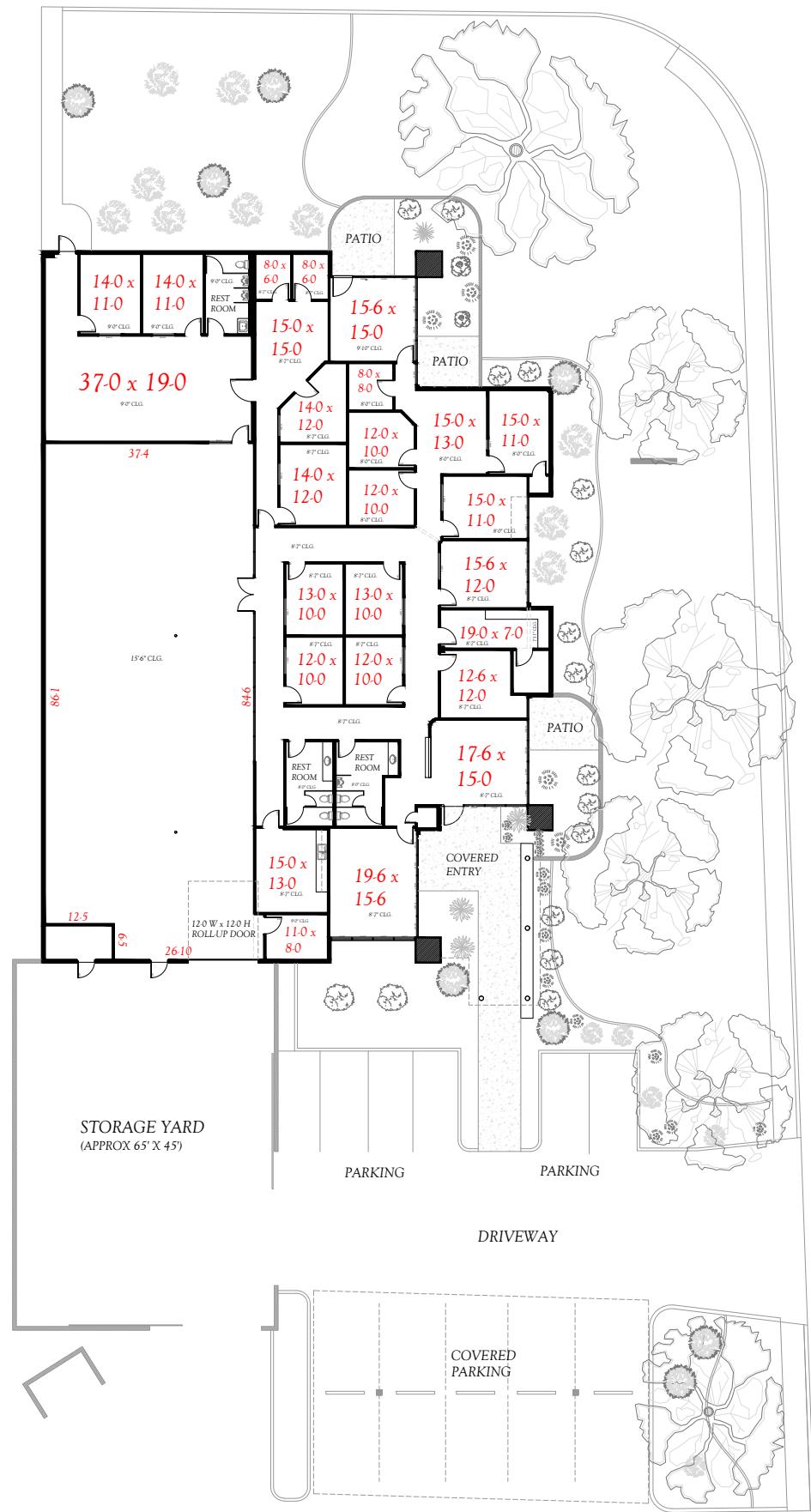


3901 E. ROESER RD.  
Phoenix, Arizona 85040



Randy S. Warner  
randy@azindprop.com

602.438.8000 (office)  
602.438.7832 (direct)  
602.438.7040 (fax)  
602.882.6666 (cell)



**TOTAL SF: 10,800**

**3901 E. ROESER RD.  
Phoenix, Arizona 85040**



Randy S. Warner  
randy@azindprop.com

602.438.8000 (office)  
602.438.7832 (direct)  
602.438.7040 (fax)  
602.882.6666 (cell)