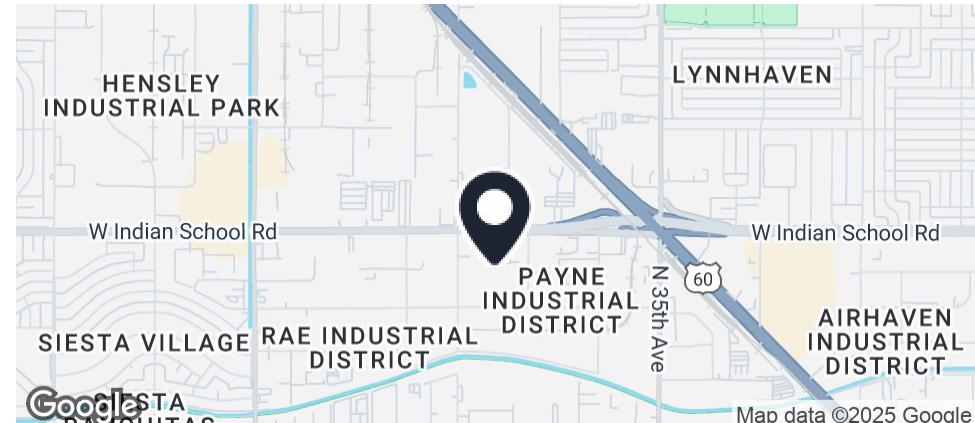


3839 W INDIAN SCHOOL RD

Phoenix, AZ 85019

INDUSTRIAL WAREHOUSE FOR LEASE



SUITE 2: ±22,800 SQUARE FEET AVAILABLE - FRONTS 38TH AVENUE

- Minimal Office, Open Office and One (1) Private Office
- Evap Cooled Warehouse
- Fire Sprinklered
- ±14'-16' Ceiling Height
- Excellent Freeway Access
- A-2, Industrial Zoning
- Triple Truckwell
- One (1) ±12'-14' Grade Level Door
- 277/480 3-Phase Electric
- Fenced Loading/Parking
- Accessible From 38th Avenue
- Potential to Rent Additional 12,500+/- SF Yard

OFFERING SUMMARY

Available SF: ±22,800 SF

| DEMOGRAPHICS | 1 MILE | 10 MILES | 30 MILES |
|-------------------|----------|-----------|-----------|
| Total Households | 5,754 | 509,243 | 1,687,108 |
| Total Population | 20,165 | 1,419,166 | 4,213,465 |
| Average HH Income | \$50,866 | \$67,882 | \$83,816 |

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.

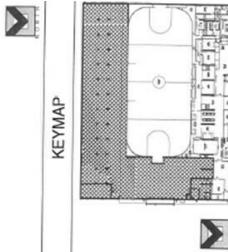
3839 W INDIAN SCHOOL RD

Phoenix, AZ 85019

INDUSTRIAL WAREHOUSE FOR LEASE



Additional 12,500 ±SF Yard Available for Lease



SUITE 2

OFFICE ENTRY



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.