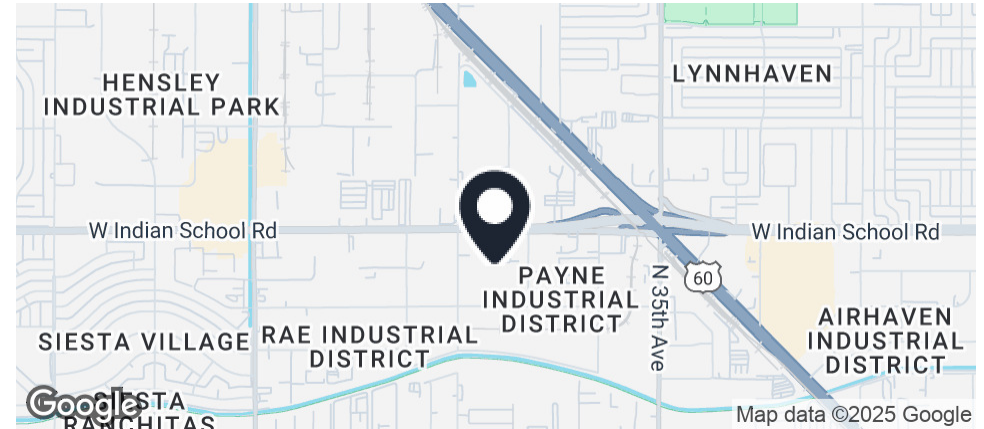


# 3839 W INDIAN SCHOOL RD

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](http://cutlercommercial.com)

### ROD CROTTY

Associate Broker  
602.386.1225 (D)  
[rcrotty@cutlercommercial.com](mailto: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



2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

### ROD CROTTY

Associate Broker  
602.386.1225 (D)  
[rcroty@cutlercommercial.com](mailto:rcroty@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.