

# CARLETON CENTER ~ INDUSTRIAL & FLEX SPACE FOR LEASE

**NWC OF 35TH AVENUE & THOMAS ROAD  
2910-2928 NORTH 35TH AVENUE & 3532-3668 WEST THOMAS ROAD  
PHOENIX, ARIZONA**



## PROPERTY FEATURES

- ❖ IP, Industrial Park Zoning
- ❖ Abundant Parking
- ❖ Near Interstates I-10 & I-17
- ❖ Thomas Road Frontage
- ❖ ±16' Clear Height
- ❖ Fenced Parking Available
- ❖ ±10' x 12' Overhead Doors
- ❖ Fire Sprinklered
- ❖ Warehouse Skylights
- ❖ Office & Warehouse Suites

## PROPERTY OWNED AND MANAGED BY:



- Stable and flexible property owner in Phoenix / Tucson metro, since 1992, with 93 office and industrial properties totaling over 10 million square feet.
- Local ownership with in-house property management professionals to service our customers.
- Move-in ready suites available for immediate delivery.
- Efficient lease negotiation process.



**CUTLER COMMERCIAL**  
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### CARLETON CENTER - CURRENT AVAILABILITIES

Address	Square Feet (-/+)	Office Build-out	Notes	Rate
2916 N. 35th Avenue, Suite 3	±3,776 SF	±25%	Reception, 2 Offices, 2 Restrooms, ±12'x10' Roll Up Door, Remainder Evap Cooled Warehouse	\$ .65 Gross
3616 W. Thomas Road, Suite 2	±4,010 SF	±20%	Reception, 2 Offices, 2 Restrooms, ±12'x10' Roll Up Door	\$ .55 Gross



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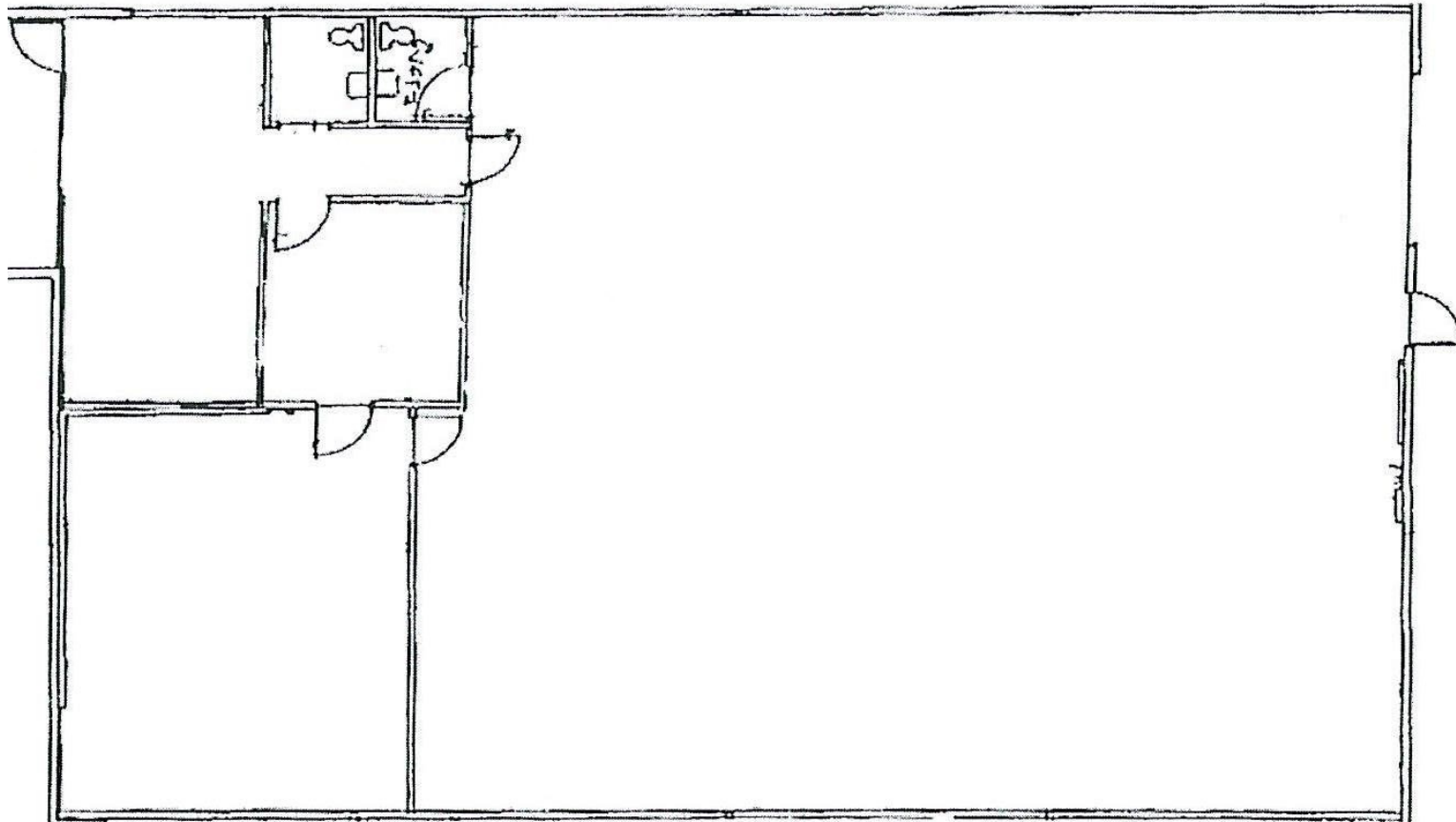
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## CARLETON CENTER - FLOOR PLAN

Address	Square Feet (-/+)	Office Build-out	Notes	Rate
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NOTE: ALL DIMENSIONS ARE APPROXIMATE AND THE SITE PLAN IS NOT TO SCALE



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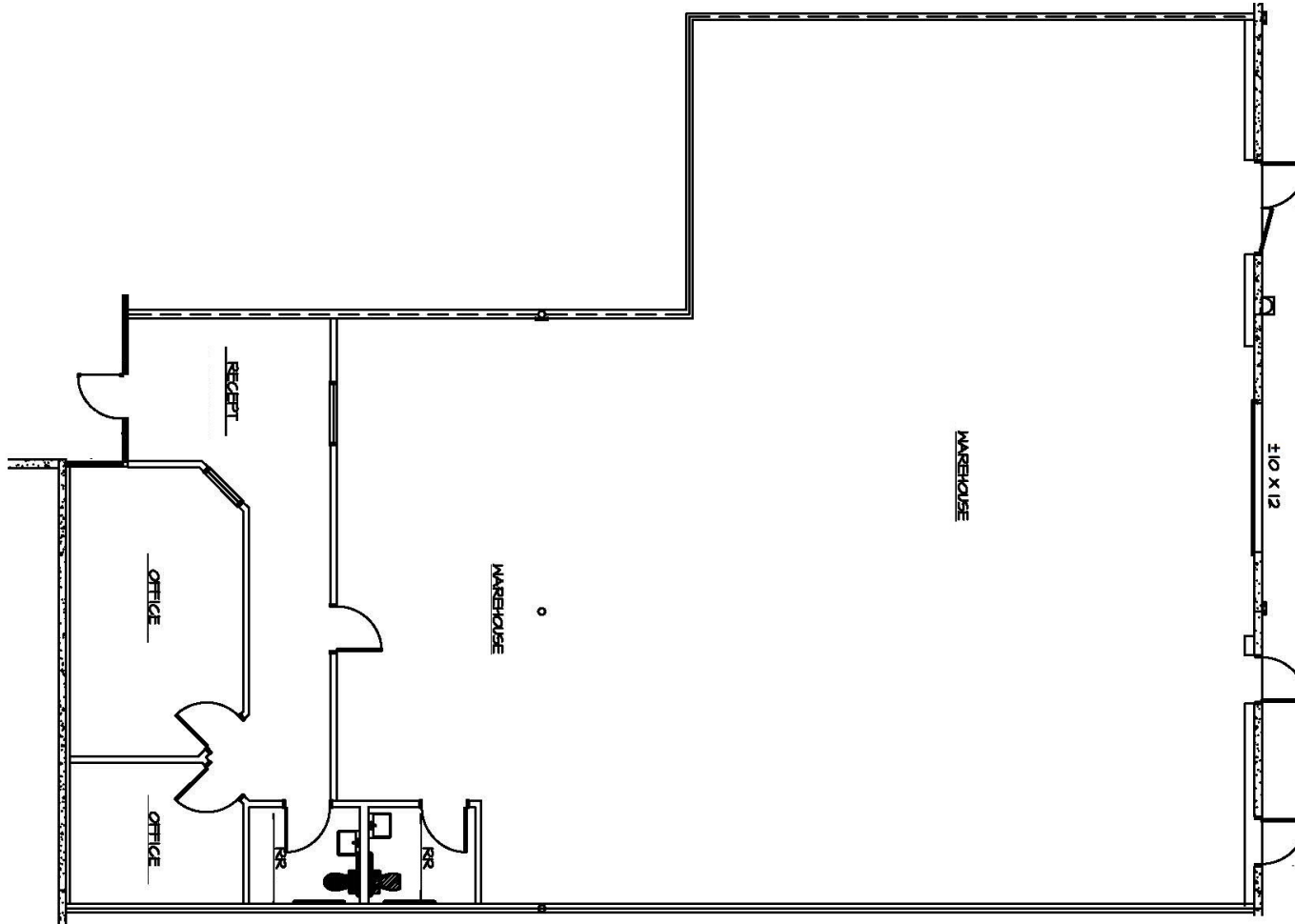
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