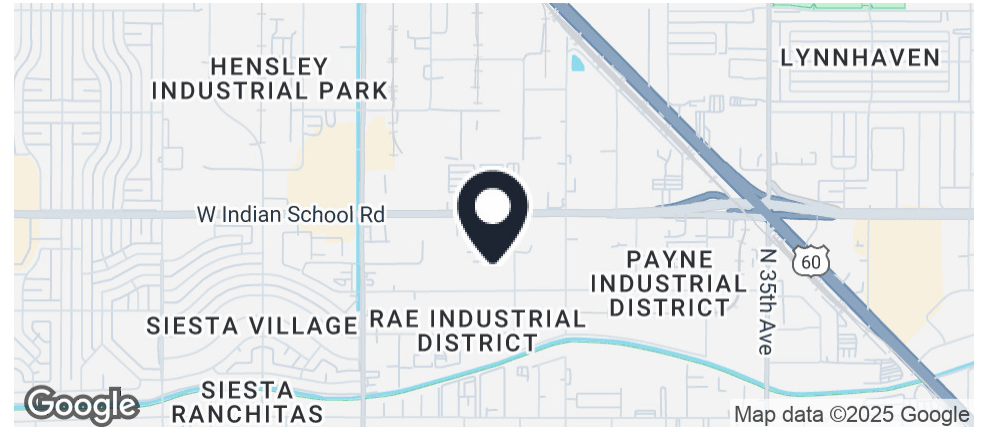


4035-4075 W. FAIRMOUNT AVE.

Phoenix, AZ 85019

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- ±10 to 30% Office Area
- A-1 Zoning
- Evap Cooled Warehouse
- Fire Sprinklered
- ±16' Clear Height
- 3 Phase Power - SRP Power
- Common Truckwell and Grade Level loading

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	5,078	24,282	56,854
Total Population	19,478	89,674	201,656
Average HH Income	\$40,154	\$39,606	\$39,737

4075 W FAIRMOUNT AVE

11,400 ±SF

- Two (2) Offices, Two (2) Restrooms
- 10'x12' Grade Level Door, Common Truck Well
- ±200 Amp, 3-Phase Power

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



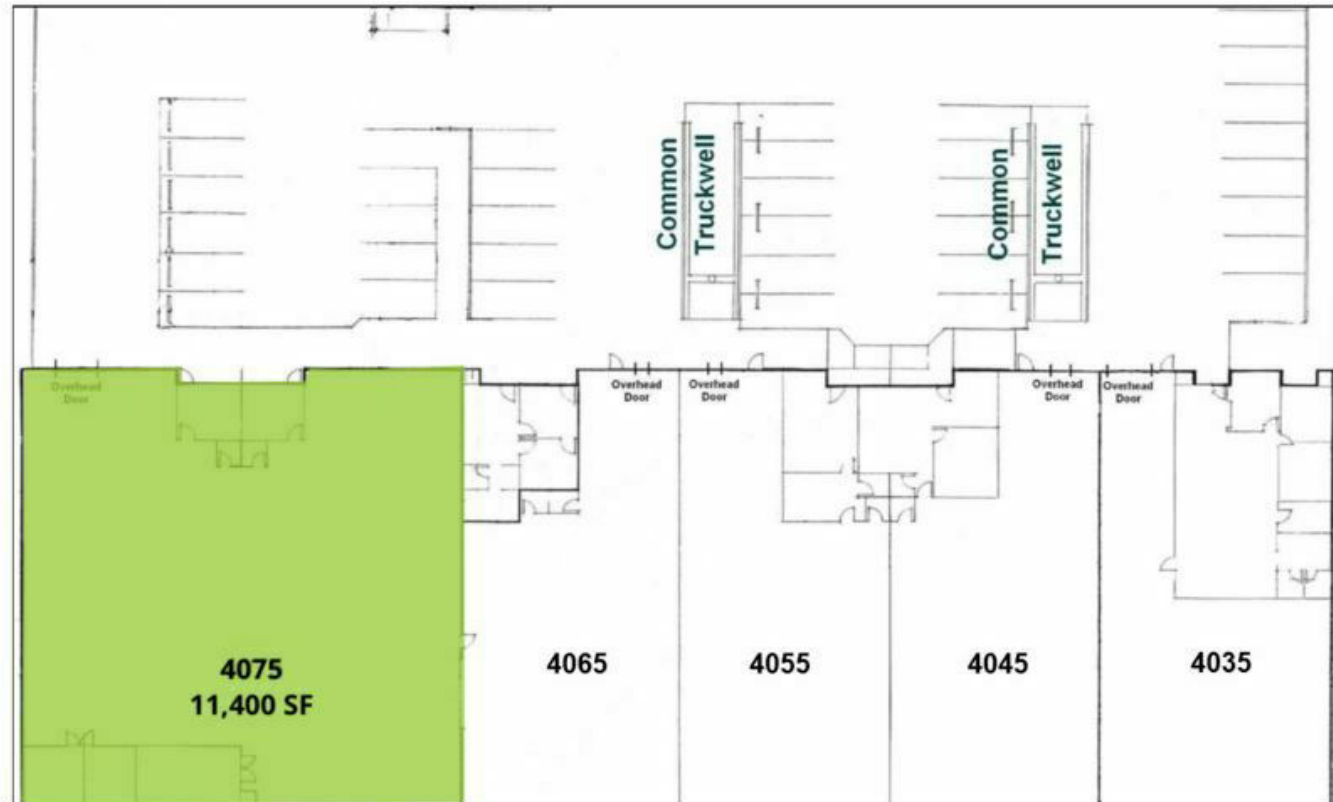
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