

FOR LEASE-25,430 SQ. FT.-Air Conditioned or Evaporative Cooled

1.96 Acre Site

.99 Cents NNN

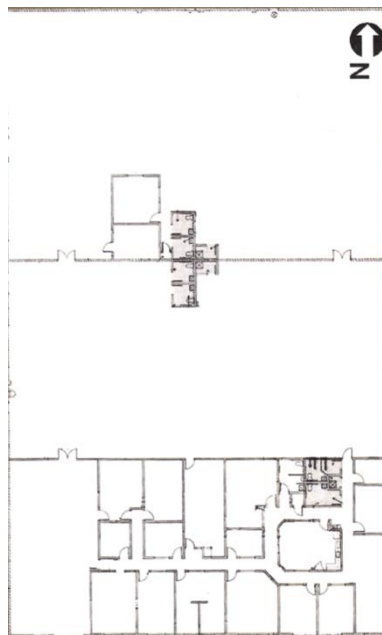


Approx ¾ Acre paved and Fenced Yard Area

3502 East Atlanta Avenue, Phoenix, Arizona

Features:

- 16 Foot clear height
- **1,800 Amps, 277/480, 3 phase**
- Approx 5,157 SF office space
- Grade level loading
- 5- 10 x 12 Roll up doors
- Fire Sprinklers
- Block construction
- Corner lot- Access via Atlanta Ave and 35th street
- Owner will deliver with AC or new Evaporative coolers



Owner willing to demo office down to 2,500 S.F.



For More Information Please Contact:
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ptpropertieservices7@gmail.com

secure parking yard shaded in red

35 th
street

3502 E Atlanta Ave

Image Landsat / Copernicus

Atlanta

New Front wall and Rolling Gate



Yard area looking South at front gate



Yard area looking West at rear exit

